

**TOWN OF PARKER COUNCIL AGENDA
VIRTUAL MEETING
June 15, 2020**

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

Town Administrator Emergency Order No. 2-2020: All municipal facilities, including Town Hall where Town Council meetings are physically held, are closed to all members of the general public in response to the COVID-19 pandemic.

Town Administrator Emergency Order No. 4-2020: Town Council meetings are closed to members of the general public in response to the COVID-19 pandemic. The Town will provide for electronic participation by the general public, including applicants, residents and other interested parties during regular and special Town Council meetings. Information regarding such electronic participation will be included on the Town Council's website www.ParkerOnline.org/VirtualTownCouncilMeetings.

Town Administrator Emergency Order No. 8-2020: Public comment for items that are not on the agenda may be made electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments that are provided by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

1. TOWN COUNCIL MEETING SCHEDULE

A. 5:30 P.M. – Call to Order Town Council Meeting and Roll Call

B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)

C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. PUBLIC COMMENTS (No action will be taken on these items.) *Public Comment for items that are not on the agenda will be addressed in the manner provided by Town Administrator Emergency Order No. 8-2020.*

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. CONSENT AGENDA

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. APPROVAL OF MINUTES - May 15, 2020, May 18, 2020, May 26, 2020 and June 1, 2020

- B. *ORDINANCE NO. 3.193.4 - First Reading*
A Bill for an Ordinance Amending Ordinance No. 3.193, Series of 2002, By the Deletion of Certain Property from the PD-Planned Development Known as Parker Auto Plaza

Department: Community Development, Carolyn Parkinson
Second Reading: July 6, 2020

- C. *ORDINANCE NO. 3.355 - First Reading*
A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, Commonly Known as the Parker and Pine Property to PD-Planned Development Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Carolyn Parkinson
Second Reading: July 6, 2020

- D. *ORDINANCE NO. 9.318 - First Reading*
A Bill for an Ordinance Approving the Intergovernmental Agreement Regarding the Community Development Block Grant Program for Fiscal Years 2021-2023 Administered By the U.S. Department of Housing and Urban Development By and Between the Board of County Commissioners of the County of Douglas, State of Colorado, and the Town of Parker

Department: Town Attorney, Jamie Wynn
Community Development, John Fussa
Second Reading: July 6, 2020

- E. *ORDINANCE NO. 3.01.123 - First Reading*
A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code to Add a New Section 13.05.015, Concerning Unauthorized Camping in Floodplains

Department: Town Attorney, Jamie Wynn
Second Reading: July 6, 2020

- F. *RESOLUTION NO. 20-029*
A Resolution to Approve the Chair and to Appoint Members and Alternates to the Town of Parker Planning Commission

Department: Community Development, Rosemary Sietsema

G. *RESOLUTION NO. 20-028.1*

A Resolution to Amend Resolution No. 20-028, Series of 2020, Concerning the Adoption of the Development-Related User Fee Schedule and Administrative Code Fee Schedule, Effective June 15, 2020

*Department: Town Attorney, Kristin Hoffmann
Town Administrator, Dannette Robberson
Community Development, Randy Sale*

H. *CONTRACTS OVER \$100,000*

1. *Parker Town Hall Chiller Replacement (CIP 20-18)*

*Amount: \$172,688
Contractor: Colorado Mechanical Systems Inc.
Department: Engineering/Public Works, Jim Gilbert*

2. *Indoor Sports Field Turf Replacement- Fieldhouse (RFP #20-004)*

*Amount: \$120,648
Contractor: RMTS, Inc. Rocky Mountain Turf Solutions
Department: Parks, Recreation and Open Space, Mary Colton*

3. *Axon Professional Services Agreement - Year 2*

*Amount: \$185,136.00
Contractor: Axon Enterprise, Inc.
Department: Information and Technology, Jason Long*

5. **RESOLUTIONS**

A. **COMPARK VILLAGE SOUTH**

1. **RESOLUTION NO. 20-030**

A Resolution to Amend Resolution No. 19-104, Series of 2019, to Extend the Expiration Date of the Minor Development Plat for Compark Village South Filing No. 1 Through December 31, 2020, and Approve the Subdivision Agreement for Compark Village South Filing No. 1

Department: Engineering/Public Works, Alex Mestdagh

2. RESOLUTION NO. 20-031

A Resolution to Amend Resolution No. 19-105, Series of 2019, to Extend the Expiration Date of the Final Plats for Compark Village South Filing No. 2 and Compark Village South Filing No. 2 - Amendment No. 1 Through June 30, 2021

Department: Engineering/Public Works, Alex Mestdagh

6. ORDINANCES

A. ORDINANCE NO. 5.37.1 - Second Reading

A Bill for an Ordinance to Amend Chapter 4.05 of the Parker Municipal Code Regarding Unclaimed Property

Department: Town Attorney, Kristin Schledorn

B. ORDINANCE NO. 5.32.5 - Second Reading

A Bill for an Ordinance to Amend Section 10.01.060 of the Parker Municipal Code Concerning Pedestrians on Medians and Shoulders

Department: Town Attorney, Jamie Wynn

7. PUBLIC HEARINGS

A. CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

(Continued from 5/18/20 and continued from 6/4/20)

Department: Town Attorney, Kristin Hoffmann

1. RESOLUTION NO. 20-020

A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10

2. ORDINANCE NO. 9.315 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No.10

**B. CHERRY CREEK SOUTH METROPOLITAN DISTRICTS NOS. 4-9 and 11
(Continued from 5/18/20 and continued from 6/4/20)**

Department: Town Attorney, Kristin Hoffmann

- 1. RESOLUTION NO. 20-021
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4**
- 2. ORDINANCE NO. 9.309 - Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 4**
- 3. RESOLUTION NO. 20-022
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5**
- 4. ORDINANCE NO. 9.310 - Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 5**
- 5. RESOLUTION NO. 20-023
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6**
- 6. ORDINANCE NO. 9.311 - Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 6**
- 7. RESOLUTION NO. 20-024
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7**
- 8. ORDINANCE NO. 9.312 - Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 7**
- 9. RESOLUTION NO. 20-025
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8**

10. **ORDINANCE NO. 9.313 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 8
11. **RESOLUTION NO. 20-026**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9
12. **ORDINANCE NO. 9.314 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 9
13. **RESOLUTION NO. 20-027**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11
14. **ORDINANCE NO. 9.316 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No.11

C. MEADOWLARK METROPOLITAN DISTRICT

Department: Town Attorney Kristin Schledorn

1. **RESOLUTION NO. 20-032**
A Resolution to Approve the Amended and Restated Service Plan for Meadowlark Metropolitan District
2. **ORDINANCE NO. 9.317 - Second Reading**
A Bill for an Ordinance to Approve the Amended and Restated Intergovernmental Agreement By and Between the Town of Parker and Meadowlark Metropolitan District

Department: Town Attorney, Kristen Schledorn

8. ADJOURNMENT

Parker Town Council

Executive Session Agenda

June 15, 2020

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

1. Section 15.14 of the Town of Parker Home Rule Charter (emergency powers - the CARES Act- Performance contracts for the PACE Center - Executive/PHO Orders)
2. *Vista South, LLC, et al., v. City of Centennial, et al.*, Douglas County District Court, Case No. 2018CV030354
3. Proposed senate bill concerning measures to enhance law enforcement integrity

“To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).”

4. My Mainstreet proposed purchase and sale of the PACE Lot 2
5. Proposed Intergovernmental Agreement Regarding the Community Block Grant Program for Fiscal Years 2021-2023 Administered By the U.S. Department of Housing and Urban Development By and Between the Board of County Commissioners of the County of Douglas, State of Colorado, and the Town of Parker
6. Proposed Amended and Restated Establishing Intergovernmental Agreement for the Douglas County Housing Authority, a Multijurisdictional Housing Authority
7. Parker Automotive PD Guide and Plan concerning real property commonly known as the Eisenberg Property

**TOWN OF PARKER
TOWN COUNCIL
SPECIAL MEETING
May 15, 2020**

Mayor Mike Waid called the meeting to order at 10:03 A.M. All Councilmembers were present.

Town Attorney Jim Maloney announced that the topic for discussion in Executive Session was one (1) item under C.R.S. § 24-6-402(4)(b) which was to receive legal advice on specific legal questions concerning Community Development Block Grant (CDBG) Program.

Joshua Rivero moved to go into Executive Session at 10:07 A.M. to hold a conference with the Town's attorney to receive legal advice on specific legal questions pursuant to C.R.S. § 24-6-402(4)(b).

Cheryl Poage seconded the motion.

The motion was approved unanimously.

Renee Williams moved and Joshua Rivero seconded to come out of Executive Session at 10:39 A.M. at which time the meeting was adjourned.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor

**TOWN OF PARKER COUNCIL
MINUTES
MAY 18, 2020**

Mayor Mike Waid called the meeting to order at 5:30 P.M. All Councilmembers were present.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were five (5) items; under C.R.S. § 24-6-402(4)(b) there were three (3) items, the first was to receive legal advice on specific legal questions concerning Section 15.5 of the Town of Parker Home Rule Charter (acquisition of temporary construction easements for the Cottonwood bridge project), the second was to receive legal advice on specific legal questions concerning Section 10.01.060 of the Parker Municipal Code (Pedestrians on medians) and the third was to receive legal advice on specific legal questions concerning Section 15.14 of the Town of Parker Home Rule Charter (emergency powers); under C.R.S. § 24-6-402(4)(e) there were two (2) items, the first was My Mainstreet proposed purchase and sale of the PACE Lot 2 property and the second was My Mainstreet proposed purchase and sale of The Schoolhouse property.

EXECUTIVE SESSION

John Diak moved and Renee Williams seconded to go into Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Renee Williams moved and Joshua Rivero seconded to recess the Executive Session at 6:55 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:03 P.M.

The Mayor recited the Pledge of Allegiance.

PUBLIC COMMENTS

There were none.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they each attended since the last Council meeting.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - April 27, 2020 and May 4, 2020*
- B. *ORDINANCE NO. 1.545 - First Reading*
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Temporary Construction Easements for the Purpose of Constructing and Improving Cottonwood Drive, a Town Roadway, through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S. § 38-1-101, et seq. Relating to Good Faith Negotiations
Department: Engineering/Public Works, Chris Hudson
Second Reading: June 1, 2020
- C. *ORDINANCE NO. 5.06.40.1 - First Reading*
A Bill for an Ordinance to Amend Section 8.07.110 of the Parker Municipal Code Concerning Sitting or Lying Down in the Public Right-of-Way
Department: Town Attorney, Jamie Wynn
Second Reading: June 1, 2020
- D. *ORDINANCE NO. 4.89.6 - First Reading*
A Bill for an Ordinance to Amend Sections 11.01.030 of the Parker Municipal Code Concerning the Parker Administrative Code
Department: Town Attorney, Kristin Schledorn
Town Administrator, Dannette Robberson
Community Development, Randy Sale
Second Reading: June 1, 2020
- E. *ORDINANCE NO. 3.01.122 - First Reading*
A Bill for an Ordinance to Amend Section 13.01.080 of the Parker Municipal Code Concerning Fees to be Established by Council Resolution
Department: Town Attorney, Kristin Schledorn
Second Reading: June 1, 2020
- F. *RESOLUTION NO. 20-016*
A Resolution to Accept Donations from the Greater Parker Foundation
Department: Finance, Rhonda Willey
- G. *RESOLUTION NO. 20-019*
A Resolution Rescinding Resolution No. 20-014, A Resolution Authorizing Possession and Consumption of Alcoholic Beverages in Discovery Park, Subject to Certain Conditions
Department: Town Attorney, Kristin Schledorn

H. *CONTRACTS OVER \$100,000*

Town of Parker Microsoft Licensing Contract

Amount: \$529,784.49 for 3 years (\$176,594.83 annually)

Contractor: Dell, Inc.

*Department: Information Technology, Lori Gold
Information Technology, Matt Lynch
Finance, Traci Gorman*

Joshua Rivero moved and Cheryl Poage seconded to approve Consent Agenda Items 4A through 4H.

The motion was approved unanimously.

PUBLIC HEARINGS

A. ORDINANCE NO. 1.539.2 - Second Reading (continued from 5/4/20)

A Bill for an Ordinance to Adopt the 2020 Revised Budget for the Town of Parker and to Make Appropriations for Same

Department: Finance, Mary Lou Brown

7:09 P.M.

The General Fund, along with several other Funds, are highly dependent upon sales tax revenue. The responses to the COVID-19 virus, along with the high probability of a recession and unemployment, will also impact the Town's sales tax revenue. In addition, the Town will incur expenses related to the COVID-19 virus that were not anticipated in the 2020 Budget and may, or may not, be partially reimbursed by FEMA. Included in the packet were budget adjustments that addressed the decline in revenue and increase in expenses related to the virus.

A total of nine (9) of the Town's Funds are impacted by the forecasted drop in sales and other tax revenues. A common approach to discretionary funds and personnel expense was applied to each Fund, as appropriate. Several of the Funds do not have personnel; those that do are all incorporating the impact of employee furlough days, limited hiring for open positions and workforce adjustments.

Exhibit A of the ordinance has a complete summary of the financial impacts that were discussed. In total, across all Funds, revenue is reduced \$13.0 million, expense is reduced \$1.3 million and cash reserves of \$11.7 million are utilized from several different Funds. (For additional information, please contact the Finance Department.)

Public Comment - None

The Public Hearing was closed at 7:30 P.M.

Joshua Rivero moved to approve Ordinance No. 1.539.2 on second reading.

Cheryl Poage seconded the motion.

Roll call vote was taken:	Joshua Rivero	- Yes
	Cheryl Poage	- Yes
	Jeff Toborg	- Yes
	Renee Williams	- Yes
	Debbie Lewis	- Yes
	John Diak	- Yes

The motion was approved unanimously.

**B. CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10
(To be continued to 6-1-20)**

Department: Town Attorney, Kristin Schledorn

Renee Williams moved to continue this item to a date certain of June 1, 2020.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

1. **RESOLUTION NO. 20-020**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10
2. **ORDINANCE NO. 9.315 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No.10

**C. CHERRY CREEK SOUTH METROPOLITAN DISTRICTS NOs. 4-9 and 11
(To be continued to 6-1-20)**

Department: Town Attorney, Kristin Schledorn

It was declared that Cheryl Poage had a conflict with this item and that she will abstain.

Debbie Lewis moved to continue this item to a date certain of June 1, 2020.

Renee Williams seconded the motion.

The motion was approved 5-0 with 1 abstention. (Poage abstained.)

1. **RESOLUTION NO. 20-021**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4
2. **ORDINANCE NO. 9.309 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 4

3. **RESOLUTION NO. 20-022**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5
4. **ORDINANCE NO. 9.310 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 5
5. **RESOLUTION NO. 20-023**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6
6. **ORDINANCE NO. 9.311 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 6
7. **RESOLUTION NO. 20-024**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7
8. **ORDINANCE NO. 9.312 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 7
9. **RESOLUTION NO. 20-025**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8
10. **ORDINANCE NO. 9.313 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 8
11. **RESOLUTION NO. 20-026**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9
12. **ORDINANCE NO. 9.314 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 9
13. **RESOLUTION NO. 20-027**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11

14. ORDINANCE NO. 9.316 - Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By
and Between the Town of Parker and Cherry Creek South Metropolitan
District No.11

Debbie Lewis moved and Renee Williams seconded to recess the regular meeting to go back into the Executive Session at 7:40 P.M.

The motion was approved unanimously.

EXECUTIVE SESSION (continued)

Joshua Rivero moved and Debbie Lewis seconded to go back into Executive Session at 7:44 P.M.

The motion was approved unanimously.

Debbie Lewis moved and Cheryl Poage seconded to come out of Executive Session at 8:10 P.M. at which time the regular meeting was adjourned.

The motion was approved unanimously.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor

**TOWN OF PARKER COUNCIL
MINUTES
MAY 26, 2020**

TOWN COUNCIL MEETING SCHEDULE

Mayor Mike Waid called the Special Meeting to order at 6:45 P.M. All Councilmembers were present.

Town Attorney Jim Maloney announced that the topic for discussion in Executive Session was one (1) item under C.R.S. § 24-6-402(4)(e) which was to receive legal advice on specific legal questions concerning My Mainstreet Proposed Purchase and Sale of Pace Lot 2 Property.

John Diak moved and Joshua Rivero seconded to go into Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Debby Lewis moved and Renee Williams seconded to come out of Executive Session at 7:40 P.M.

The motion was approved unanimously.

Joshua Rivero moved and Debbie Lewis seconded to adjourn the meeting at 7:40 P.M.

The motion was approved unanimously.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor

**TOWN OF PARKER COUNCIL
VIRTUAL MEETING
MINUTES
JUNE 1, 2020**

Mayor Mike Waid called the meeting to order at 5:30 P.M. All Councilmembers were present.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were five (5) items; under C.R.S. § 24-6-402(4)(b) there were three (3) items, the first was to receive legal advice on specific legal questions concerning Section 8.07.100 of the Parker Municipal Code (unauthorized camping on public property prohibited), the second was to receive legal advice on specific legal questions concerning Chapter 4.05 of the Parker Municipal Code concerning unclaimed property and the third was to receive legal advice on specific legal questions concerning 15.14 of the Town of Parker Home Rule Charter (emergency powers); under C.R.S. § 24-6-402(4)(e) there were two (2) items, the first was proposed extension of plats/subdivision agreements for Compark Village South concerning Belford Avenue and the second was the proposed Amended and Restated Intergovernmental Agreement between the Town and the Meadowlark Metropolitan District.

EXECUTIVE MEETING

Cheryl Poage moved and John Diak seconded to go into Executive Session at 5:33 P.M. to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

It was noted that Cheryl Poage has a conflict with Item #5, which was established on March 20, 2020, and Cheryl will leave the meeting at the time this item comes up for discussion.

Cheryl Poage left the meeting at 6:15 P.M.

Joshua Rivero moved and Renee Williams seconded to come out of Executive Session at 6:18 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:00 P.M.

Mayor Waid recited the Pledge of Allegiance.

PARKER CHAMBER OF COMMERCE UPDATES

Omar Castillo provided an update of their activities. He pointed out that they are planning for Parker Days 2021.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Kristopher Schnell provided an update of their activities. They have started a web page on how to deal with COVID-19 issues.

PUBLIC COMMENTS

There were

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they each attended since the last Council meeting.

CONSENT AGENDA

- A. *ORDINANCE NO. 5.37.1 - First Reading*
A Bill for an Ordinance to Amend Chapter 4.05 of the Parker Municipal Code Regarding Unclaimed Property
Department: Town Attorney, Kristin Schledorn
Second Reading: June 15, 2020
- B. *ORDINANCE NO. 5.32.4 - First Reading*
A Bill for an Ordinance to Amend Section 10.01.060 of the Parker Municipal Code Concerning Pedestrians on Medians and Shoulders
Department: Town Attorney, Jamie Wynn
Second Reading: June 15, 2020
- C. *ORDINANCE NO. 9.317 - First Reading*
A Bill for an Ordinance to Approve the Amended and Restated Intergovernmental Agreement By and Between the Town of Parker and Meadowlark Metropolitan District
Department: Town Attorney, Kristen Schledorn
Second Reading: June 15, 2020
- D. *CONTRACTS ABOVE \$100,000*
 - 1. *J. Morgan Extension - Phase 1 Final, Design Professional Services Agreement*
Amount: \$141,631.00
Contractor: Stanley Consultants, Inc.
Department: Engineering and Public Works, Tom Gill
 - 2. *Dransfeldt Road Extension - Preliminary Drainage*
Amount: \$104,832
Contractor: Muller Engineering Company
Department: Engineering and Public Works, Chris Hudson

Joshua Rivero moved and John Diak seconded to remove Consent Agenda Item 6C.

The motion was approved unanimously.

Joshua Rivero moved and Debbie Lewis seconded to approve Consent Agenda Items 6A through 6D except Item 6C.

The motion was approved unanimously.

Joshua Rivero moved and Debbie Lewis seconded to approve Consent Agenda Item 6C.

The motion was approved 5-0-1 abstention. (Poage abstained from voting).

ORDINANCES

A. ORDINANCE NO. 1.545 - Second Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Temporary Construction Easements for the Purpose of Constructing and Improving Cottonwood Drive, a Town Roadway, through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S. § 38-1-101, et seq. Relating to Good Faith Negotiations

Department: Engineering/Public Works, Chris Hudson

This ordinance provides notice of the Town's intent to acquire needed temporary construction easements for proposed improvements at Cottonwood Drive between Jordan Road and Parker Road.

The Town is anticipating commencing construction on the Cottonwood Drive widening/improvement project between Jordan Road and Parker Road (State Highway 83) in the second half of 2020. Due to continued growth in the area, the traffic on Cottonwood Drive has reached a point that it needs to be widened as originally planned in the 1980's to the ultimate four (4) lane configuration.

As part of this planned roadway improvement project, Town Council approved an intergovernmental agreement (IGA) with the Cottonwood Metropolitan District (CMD) on April 20, 2020. This IGA approved the conveyance of the Cottonwood trailhead parcel to the Town and requires that CMD grant a temporary construction easement on its property for the construction of the roadway improvements. As consideration of the temporary construction easements, the IGA required that the Town replace the privacy fence on the south side of Cottonwood Drive between Cherry Creek and Cottonwood Way. This fence replacement will affect ten (10) residential lots in Cottonwood Filing 2. Ten (10) separate temporary construction easements are needed to complete the privacy fence replacements for each residential lot. These fence related temporary easements total 3,041 square feet (0.07 acres) in area.

The Town has identified an additional five (5) temporary construction easement areas that are needed to construct the proposed roadway improvements that are outside of the Cottonwood Metropolitan District property. Although the proposed roadway improvements are within existing Town owned right-of-way, temporary construction easements are needed to properly

construct the abutting public improvements. These additional easements are 9,886 square feet (0.23 acres) in area.

John Diak moved to approve Ordinance No. 1.545 on second reading.

Debbie Lewis seconded the motion.

Roll call vote was taken:	Joshua Rivero	- Yes
	Cheryl Poage	- Yes
	Jeff Toborg	- Yes
	Renee Williams	- Yes
	Debbie Lewis	- Yes
	John Diak	- Yes

The motion was approved unanimously.

B. ORDINANCE NO. 5.06.40.1 - Second Reading

A Bill for an Ordinance to Amend Section 8.07.110 of the Parker Municipal Code Concerning Sitting or Lying Down in the Public Right-of-Way

Department: Town Attorney, Jamie Wynn

The purpose of this amendment is to update the Parker Municipal Code and provide clarification by removing the term "high traffic areas" and replacing it with terms already defined in the Code, as well as modifying provisions to focus more specifically on safety concerns.

Language is being added to Section 8.07.110 to include specific terms already defined in the Code, as well as to further focus on the safety concerns which are created when there is an interference with the safe passage of pedestrians, bicycles, or vehicles on a public right-of-way.

Public Comment:

Laura Hefta, 18236 Shadbury Lane, Parker, CO

Joshua Rivero moved to approve Ordinance No. 5.06.40.1 on second reading.

Cheryl Poage seconded the motion.

Roll call vote was taken:	Joshua Rivero	- Yes
	Cheryl Poage	- Yes
	Jeff Toborg	- Yes
	Renee Williams	- Yes
	Debbie Lewis	- Yes
	John Diak	- Yes

The motion was approved unanimously.

C. ADMINISTRATIVE CODE AND FEES

Department: **Town Attorney, Kristen Schledorn**
 Town Administrator, Dannette Robberson
 Community Development, Randy Sale

The purpose of this item is to adjust the Town of Parker development-related user fees to better align with the market and with the costs incurred by the Town for providing the services. It also updates the Parker Administrative Code to remove the specific permit fees from Section 304.1 and instead references that fees will be established by Town Council resolution. Finally, it changes the process for Engineering fees from a charge-back agreement to single-application fees to minimize accounting/administrative issues for developers and to provide them up-front costs to assist with project cost predictability.

Ordinance No. 4.89.5 adopts by reference a new edition of the Parker Administrative Code.

Ordinance No. 3.01.122 amends Section 13.01.080 of the Land Development Ordinance to provide that application fees shall be established by resolution.

Public Comment

Laura Hefta, 18236 Shadberry Lane, Parker, Colorado

1. ORDINANCE NO. 4.89.6 - Second Reading **A Bill for an Ordinance to Amend Sections 11.01.030 of the Parker Municipal Code Concerning the Parker Administrative Code**

Joshua Rivero moved to approve Ordinance No. 4.89.6 on second reading.

Debbie Lewis seconded the motion.

Roll call vote was taken:	Joshua Rivero	- Yes
	Cheryl Poage	- Yes
	Jeff Toborg	- Yes
	Renee Williams	- Yes
	Debbie Lewis	- Yes
	John Diak	- Yes

The motion was approved unanimously.

2. ORDINANCE NO. 3.01.122 - Second Reading **A Bill for an Ordinance to Amend Section 13.01.080 of the Parker Municipal Code Concerning Fees to be Established by Council Resolution**

Joshua Rivero moved to approve Ordinance No. 3.01.122 on second reading.

Cheryl Poage seconded the motion.

Roll call vote was taken:	Joshua Rivero	- Yes
	Cheryl Poage	- Yes

Jeff Toborg	- Yes
Renee Williams	- Yes
Debbie Lewis	- Yes
John Diak	- Yes

The motion was approved unanimously.

3. RESOLUTION NO. 20-028

A Resolution to Adopt the Development-Related User Fee Schedule and Administrative Code Fee Schedule, Effective June 15, 2020

John Diak moved to approve Resolution No. 20-028 as amended.

Joshua Rivero seconded the motion.

Roll call vote was taken:

Josh Rivero	- Yes
Cheryl Poage	- Yes
Jeff Toborg	- Yes
Renee Williams	- Yes
Debbie Lewis	- Yes
John Diak	- Yes

PUBLIC HEARINGS

A. CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

(Continued from 5/18/20 and to be continued to June 15, 2020)

Department: Town Attorney, Kristin Hoffmann

Debbie Lewis moved to continue the Public Hearing to June 15, 2020, on second reading.

John Diak seconded the motion.

Roll call vote was taken:

Joshua Rivero	- Yes
Cheryl Poage	- Yes
Jeff Toborg	- Yes
Renee Williams	- Yes
Debbie Lewis	- Yes
John Diak	- Yes

The motion was approved unanimously.

1. RESOLUTION NO. 20-020

A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10

2. ORDINANCE NO. 9.315 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No.10

**B. CHERRY CREEK SOUTH METROPOLITAN DISTRICTS NOs. 4-9 and 11
(Continued from 5/18-20 and to be continued to 6/15/20)**

Department: Town Attorney, Kristin Hoffmann

Joshua Rivero moved to continue the Public Hearing to June 15, 2020, on second reading.

Debbie Lewis seconded the motion

Roll call vote was taken:	Joshua Rivero	- Yes
	Cheryl Poage	- Yes
	Jeff Toborg	- Yes
	Renee Williams	- Yes
	Debbie Lewis	- Yes
	John Diak	- Yes

The motion was approved unanimously.

1. RESOLUTION NO. 20-021

A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4

2. ORDINANCE NO. 9.309 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 4

3. RESOLUTION NO. 20-022

A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5

4. ORDINANCE NO. 9.310 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 5

5. RESOLUTION NO. 20-023

A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6

6. ORDINANCE NO. 9.311 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 6

7. **RESOLUTION NO. 20-024**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7
8. **ORDINANCE NO. 9.312 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 7
9. **RESOLUTION NO. 20-025**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8
10. **ORDINANCE NO. 9.313 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 8
11. **RESOLUTION NO. 20-026**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9
12. **ORDINANCE NO. 9.314 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No. 9
13. **RESOLUTION NO. 20-027**
A Resolution to Approve the First Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11
14. **ORDINANCE NO. 9.316 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and Cherry Creek South Metropolitan District No.11

The meeting was adjourned at 7:58 P.M.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor



Request for Town Council Action

Date: June 15, 2020

Submitted By: Carolyn Parkinson, Planner I
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.193.4 - First Reading**
A Bill for an Ordinance Amending Ordinance No. 3.193,
Series of 2002, By the Deletion of Certain Property from the
PD-Planned Development Known as Parker Auto Plaza

Department: Community Development, Carolyn Parkinson

Second Reading: July 6, 2020

EXECUTIVE SUMMARY

The applicant, EVT Parker Colorado, L.L.C., has been pursuing the development of a vacant property located at the southwest corner of Parker Road and Pine Lane for the past two to three years.

To implement the mixed-use development concept, the applicant is proposing to create a new Parker and Pine Mixed Use Planned Development (PD) zone district by removing Block 3, Lot 1 of Parker Auto Plaza Filing 1 from the Parker Auto Plaza PD. The new PD will update the list of permitted uses to accommodate and promote retail/restaurant/service uses on the majority of the site and allow multi-family residential use on a portion of the site.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property consists of 16 acres of vacant land within the Parker Auto Plaza PD and is referred to by staff as the Eisenberg Property after its current owner. The applicant has submitted a rezoning application that would create the new Parker and Pine Mixed Use PD. This PD will update the list of permitted commercial uses, allow multi-family residential use on a portion of the subject property and establish design standards administered by an architectural control committee (ACC) in a similar manner to Crown Point. The PD design

standards complement the Town Development Design Standards and ensure a coordinated architectural and urban design throughout the development.

The proposed Rezoning application would make the following major revisions from the existing PD zoning:

1. Update and refine the list of permitted commercial uses to promote retail, restaurant and service uses and limit auto-oriented uses such as car sales or auto repair.
2. Promote retail and restaurant commercial uses at the highly visible corner of Parker Road and Pine Lane. The PD includes standards for minimum floor area to ensure a critical mass of commercial development and a requirement for outdoor space such as patios to activate the corner.
3. Allow multi-family residential use on less than 50 percent of the property in the western section fronting Twenty Mile Road and Baldwin Gulch.
4. The current PD contains building setback criteria that hinder the development of this important corner, the proposed PD has new setback requirements that better align with the Town's new Development Design Standards.
5. Allow child care/day care use at the intersection of Pine Lane and Twenty Mile Road which is a secondary commercial corner.

The mixed-use development concept involves a balance of uses and trade-offs to promote higher quality commercial use along Parker Road, preclude some of the inappropriate uses currently permitted by the Parker Auto Plaza PD and support mixed-use development in the Twenty Mile Road corridor which is an emerging mixed-use area.

The subject property is located within the Central Commercial District Character Area of the Parker 2035 Master Plan. The Master Plan recommends that "Due to its central location...growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity..." (Master Plan p. 6.10). The proposed rezoning is consistent with the Master Plan recommendation for land use in the Central Commercial District.

Staff review indicates that the proposed rezoning application is also consistent with the nine (9) criteria for approval of such requests set forth in the Land Development Ordinance as to use, development intensity, access/circulation and urban design. Additional detail on the consistency with the nine (9) criteria for approval of rezoning applications may be found in the attached Planning Commission staff report.

The Planning Commission will hold a public hearing on the Rezoning application and make a recommendation to Town Council at its meeting on June 11, 2020.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. PC Staff Report
3. Eisenberg Property Vicinity Map 20190506 #4
4. Ordinance 3.193.4

RECOMMENDED MOTION

I move to approve Ordinance No. 3.193.4 on first reading and to schedule second reading for July 6, 2020, as part of the consent agenda.





Planning Commission Staff Report

Planning Commission Date: 6/11/2020

Town Council Date: 7/6/2020

Hearing Type: Public Hearing

PARKER AND PINE – Rezone and Minor Development Plat
Owner: EVT PARKER COLORADO, L.L.C
TRAKiT Nos: Z19-027/SUB18-020

Location: Southwest corner of Parker Road and Pine Lane

Project Planner: Carolyn Parkinson, Planner

Applicant: Dan Skeeahan – Kimley Horn

Representative: Bill Mahar – Norris Design

Executive Summary: The applicant is proposing a Rezone and Minor Development Plat (MDP) for Parker Auto Plaza Filing 1 Lot 1 Block 3. The proposal will remove the subject property from Parker Auto Plaza Planned Development (PD) and create a new PD and Minor Development Plat (MDP). The new PD will refine the commercial uses permitted and allow for residential development on the southwestern portion of the property. The MDP will create six commercial lots and one tract intended for multifamily development.

Staff Recommendation: Approval (Zoning)
Approval with Conditions (MDP)

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza.

“I move the Planning Commission recommend Town Council approve the Parker and Pine Planned Development Guide and Map.”

“I move the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat subject to the following condition;”

- 1. Prior to recordation, the applicant will satisfy all engineering comments related to SUB18-020.**

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza, subject to the following conditions:

"I move the Planning Commission recommend Town Council approve the Parker and Pine Planned Development Guide and Map, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat:"

"I move the Planning Commission recommend Town Council deny the request for deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza.

"I move the Planning Commission recommend Town Council deny the Parker and Pine Planned Development Guide and Map as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the Parker and Pine Minor Development Plat as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the request for deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza.

"I move the Planning Commission vote to continue the Parker and Pine Planned Development Guide and Map to a future date."

"I move the Planning Commission vote to continue the Parker and Pine Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

Rezone

The subject property is currently located within the boundaries of the Parker Auto Plaza PD. The applicant is requesting that the property be removed from the Parker Auto Plaza PD and rezoned to a new PD titled Parker and Pine Mixed Use Development. This new PD will update commercial uses and establish development design standards enforceable through an Architectural Control Committee (ACC) and the Town's site plan process. These development standards exceed the Town Design Standards and ensure cohesiveness and compatibility throughout the development. Specific requirements for the highly visible corner of Parker Road and Pine Lane address minimum square footage for both the building footprint and designated 'active outdoor space'. The PD will permit residential multifamily in the southwest corner of the property. A mix of retail/commercial uses that include daycare up to 14, 000 square feet are permitted on the remaining six lots.

Minor Development Plat (MDP)

The site contains 15.925 acres adjacent to Baldwin Gulch Trail and is currently vacant. The MDP will create six commercial lots and one tract (Tract A). This tract is intended for future residential multifamily development. The tract also includes the internal roadway network that will serve both the commercial lots and the multifamily development. A replat of this tract will be required prior to any multifamily development on the site.



II. PRIOR ACTIONS

Date	Action
1994	Annexation and zoning of Maclachlan and Saddletree properties
1995	Annexation and zoning of Listen property
2002	Above properties rezoned Parker Auto Plaza PD
2007	Annexation and zoning of Enclave 3 property - zoned Parker Auto Plaza PD

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Parker Auto Plaza – Block 3		
Master Plan Area	Central Commercial		
Site Acreage	15.925 Acres		
Subdivision	Parker Auto Plaza		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail	Modified Commercial	Goblers Nob Multi-Tenant Retail
South	Central Commercial	Open Space Modified Commercial	Baldwin Gulch Trail- Parker Marketplace II Shopping Center
East	Central Commercial	Modified Commercial	Peakview Shopping Center
West	Central Commercial	PD - Planned Development /Commercial	Vacant

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Land Use 1.F</u> <u>Housing and Neighborhoods 3.A</u>

	Housing and Neighborhoods 3.B Housing and Neighborhoods 4.C Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.E
Inconsistent Goals/Strategies	None
Staff Analysis	The proposal is consistent with the goals and strategies within the Parker 2035 Master Plan. <u>Land Use</u> and <u>Jobs and Economic Vitality</u> The project provides opportunity for future expansion of the Town's economic base in an appropriate location and has bus access in close proximity to support alternate transportation choices. <u>Housing and Neighborhoods</u> The project provides an additional housing type that will maintain housing options in Parker by meeting the needs of a wide range of the population including young families, professionals and seniors. The development is located adjacent to a bus stop and is in close proximity to E470 and Town commercial areas, allowing for housing opportunities near transportation services.

OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Road Corridor Plan
Policies/Guidelines/Strategies	Does not conflict with the Policies and Goals of the Plan.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	This proposal aligns with the Parker Road Corridor Plan. Identified improvements to the Pine Lane intersection are included in the Town's 10 year Capital Improvement Program (CIP) and are scheduled for construction by 2023. The Town has been approved for a grant for these improvements from DRCOG for the 2020-2023 Transportation Improvement Program (TIP) cycle.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY

Provisions	Existing/Required	Proposed	Analysis
Setbacks/Commercial	Front – 10' min Side – 10' min Rear – 10' min Residential Use – 25'	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Setbacks/Residential	The minimum building setbacks in the Residential Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.		
Density/Residential	175 DU's total for the multifamily development.	Tract A, the residential component, will be platted at a future date. Density will be limited to 175 DU per the PD Guide.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	No building within the Mixed Residential Planning Area shall exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	All required streetscape, open space and common area landscape associated with the MDP have been satisfied. Individual lot requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Rezone and MDP against the requirements in the Parker and Pine Mixed Development		

	PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.
--	--

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	The Central Commercial District allows for higher density residential uses as part of a development with a mix of uses. No specific density calculation is provided.	The residential density allowed within this PD is 175 DU's - approximately 22 DU/AC. This proposal is consistent with the Master Plan character area. The zoning incorporates a mix of retail and service uses with multifamily residential.	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	The proposed zoning for this development allows for a mix of business and commercial uses. Higher density multifamily residential uses are also permitted.	Specific commercial uses are not yet known. Compliance with allowed uses for both commercial and residential areas within the PD will be enforced at site plan approval and/or building permit.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Height/Stories	No building within the Mixed Residential Planning Area shall exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Staff Analysis	Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road, growth in this Character Area should focus on retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. The uses, density and overall design		

	considerations recommended within the Master Plan for the Central Commercial District are consistent with the proposed PD zoning.
--	---

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located at the intersection of Parker Road and Pine Lane; providing good transportation connections to major transportation corridors such as E470 and Parker Road. Access into the development will be provided from existing access points on Parker Road, Pine Lane and Twenty Mile Road.

As part of the MDP the applicant has submitted roadway construction plans and will construct the private access roads. These private access roads will provide vehicular and pedestrian connectivity between uses within the development.

The private roadways will conform to Town of Parker criteria. Though the roadways will be located within the multifamily tract they will be maintained by the owner's association.

Connectivity to the local and regional trail system is directly adjacent via Baldwin Gulch Trail. Per the Subdivision Improvement Agreement (SIA), a pedestrian connection to Baldwin Gulch Trail is required within Tract A (The multifamily tract). The specific location will be determined at time of site plan.

An improved bus stop on Parker Road provides an additional alternative for access to and from the development.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.
 - *This project aims to develop a portion of the site as residential which the current zoning does not support. In addition to allowing residential use for the site, a rezone will help to relieve restrictions on the build-to line enabling easier building placement.*

Staff Analysis

Currently the PD contains front building setback criteria that hinder the development of this important corner and the creation of a vibrant and activated space desired by the Town. Additionally, the current zoning does not permit residential uses. the Parker 2035 Master Plan supports multifamily residential at this location in support of the commercial corridor. The use is compatible with surrounding uses including existing multifamily development nearby and new multifamily under construction to the northwest. The mix of commercial and residential uses will encourage activation of this site and also help to create an urban edge along these two major roadways.

Based on this analysis, staff has determined that the request meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

- *The project's parcel is in a prominent location with three adjacent arterials to the property making it the correct site for the proposed development.*
- *The rezoning of this particular site will help to achieve the goals for "Jobs and Economic Vitality" in Ch. 9 of the Parker 2035 Master Plan, including:*
 - *2.A. Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified on the General Land Use Plan.*
 - *2.E. Continue to attract new retailers and support existing retailers wishing to expand in order to fill existing vacant space.*

Staff Analysis

The subject property is located on a prominent corner, providing an opportunity to further the economic goals within the Parker 2035 Master Plan with construction of new commercial development. The residential component is compatible with nearby multifamily residential development and provides a transition between Parker Road and more sensitive open space and residential areas to the south and west.

Based on this analysis, staff has determined that the request meets this criterion.

3. There has been an error in the original zoning; or

- *N/A*

Staff Analysis

An error has not occurred within the original zoning.

4. There have been significant changes in the area to warrant a zone change.

- *This rezoning application is consistent with the significant zoning changes that have occurred in the adjacent area in recent years. For example, the Westcreek Development (north side of Pine Lane) was rezoned in 2016 to allow a mix of uses including multifamily residential, commercial, retail, and office. Similarly, the Parker Auto Plaza 1st Amendment to the south and west of the site has recently seen increased commercial development taking place, in conformance with the mix of uses allowed in the Parker Auto Plaza Development Guide.*
- *This request to rezone to a mixed-use Planned Development is also consistent with the "General Land Use Plan" in the Parker 2035 Master*

Plan, which envisions 'Central Commercial' development along major transportation corridors that surround this site, including Parker Road, Twenty Mile Road, and nearby Lincoln Avenue.

The Master Plan states that "growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses."

- *Finally, this rezoning application is in alignment with Goal 1.C of the Master Plan, to "Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community."*

Staff Analysis

This area has experienced significant changes in recent years. Improvements to Pine Lane have created alternative connections to and from the commercial core of Town providing an opportunity to expand the Town's commercial development. There is existing multifamily development to the northwest of the site (The Enclave), and new multifamily development (The Depot and Westcreek Condominiums) to the north.

Based on this analysis, staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development; and
 - *Existing access points are present and will remain unchanged. A project specific Traffic Impact Study will be supplied which will go over needed improvements.*

Staff Analysis

Town of Parker Engineering has reviewed the submitted traffic study. Satisfaction of any remaining comments regarding traffic will be made a condition of approval.

This condition will ensure that this criterion is met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
 - *Proposed rezoning will not incur additional municipal service costs. Municipal services cost having been previously addressed during the initial annexation process. Additionally, no public roads or other publicly maintained items are proposed.*

Staff Analysis

This site has been previously platted and utility stubs are in close proximity. Access is existing and will be unchanged by this proposal. Some improvements to the detention pond are needed to ensure water quality. These improvements will be the responsibility of the applicant and will be ensured through the building/public works permit process.

Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.
 - *The rezoning application does not adversely impact environmental conditions. Property Owner has been corresponding with representatives from Prairie Dog Protection since August 2018, and has allowed concerned citizens to access the site to relocate the prairie dogs. Prairie Dog Protection requested adequate time (through summer 2019) to relocate the prairie dogs, time which was granted. Unfortunately, Prairie Dog Protection and other concerned citizens were ultimately unable to relocate the prairie dogs, so in preparation of construction the Property Owner hired a professional exterminator in November 2019 to remove the prairie dogs from the site in accordance with State and local requirements.*
 - *We also understand that the Town recently adopted a prairie dog management ordinance (Ordinance 3.353) that would encourage developers 'to partner with non-profit conservation/public interest groups to relocate prairie dogs' before resorting to humane means of extermination. The ordinance further states that if relocation is infeasible or prohibits, 'the applicant shall utilize humane extermination using a professional exterminator' and that 'all products must be approved by the Colorado Department of Agriculture, U.S. Fish and Wildlife Service and the U.S. Environmental Protection Agency.' Although this ordinance was not approved prior to the prairie dog removal, we were proactive in our approach as far back as 2018 and met these requirements before they were adopted.*

Staff Analysis

There were no indications/objections from referral agencies of environmental impacts resulting from this proposal.

Prairie dog mitigation has taken place on this site. This proposal predates the recently adopted ordinance regarding removal of Prairie Dogs from a development site. The applicant is under no obligation to comply with the new ordinance. Nevertheless, information provided by the applicant indicates that concerned citizens and organizations were given the opportunity to remove the animals but were unable to do so. In the absence of this alternative, the applicant has stated compliance with state regulations regarding the removal of the Prairie Dogs.

Future Site Plan applications will be required to meet all applicable Land Development Ordinance (LDO) standards including those that pertain to environmental impacts.

Based on this analysis, staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

- *Based on the Master Plan – General Land Use Plan zoning map, Medium Density Residential is directly to the east and west of the current Central Commercial zoning block, where the project lies. Therefore, a mix of residential and commercial uses for the project is in line with the Town Master Plan. The 2035 Master Plan further states that the central commercial district should focus on higher density residential uses as part of a development with a mix of uses, and a design that focuses on vehicle and pedestrian connectivity between uses. Therefore, the proposal is consistent with the 2035 Master Plan.*

Staff Analysis

As detailed in Section IV of this staff report, the proposed Planned Development zoning is consistent with the Parker 2035 Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.
 - *Waste, sewage disposal, and water will be unchanged. With the addition of residential spaces, schools and parks will be impacted, but will be mitigated by fee-in- lieu.*

Staff Analysis

Water and sewer for the project will be provided by Parker Water and Sanitation District. The District's approval of the referral for the project has indicated their ability to provide for the development.

School and Park dedication requirements are applicable only to the residential component of the proposal. These requirements will be met at time of platting for Tract A, the residential component of the proposal.

Based on this analysis, staff has determined that the request meets this criterion.

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments- MDP	Zoning
Aztec	No additional comments	
Building	Advisory comments -General process information	No comment
Century Link	No comment	

Centennial Airport	No comment	Advisory Recommend Easement.	comment- Avigation
Cherry Creek Basin Water Authority	No comment		
Colorado Dept of Transportation	No Comment		
Comcast	No comment		
Comprehensive Planning	No comment	Advisory comments in support of the proposal.	
Douglas County Assessor	No comment		
Douglas County Planning	No comment		
Douglas County Schools	No comment		
E470 Highway Authority	No comment		
Economic Development	Approved		
Fire Life Safety	Approved	No comment	
IREA	Approved		
Parker Automotive Metro District	No comment		
PSCO	No conflict	No comment	
RTD	Approved	No referral sent	
Tri County Health	Completed	No referral sent	
TOP engineering	Minor corrections needed- will be a condition of approval.	No referral sent	

VIII. CONCLUSION

This proposal will remove the subject property from the Parker Auto Plaza Filing 1 Plat and PD. The property will be rezoned Parker and Pine Mixed Use Development PD and replatted as Parker and Pine Minor Development Plat. The new PD zoning will update commercial uses and add multifamily residential as an allowed use. The replat will create six commercial lots and one tract. A replat of Tract A will be required prior to any multifamily development on the site.

This site is located within the Central Commercial District of the Master Plan. The uses, density and overall design considerations recommended for this district are consistent with the proposed PD and with the nine approval criteria for rezoning requests. The applicant has demonstrated

compliance with the requirements of the Land Development Ordinance for Minor Development Plats.

Therefore, staff is recommending that the Planning Commission recommend approval of the Parker and Pine Mixed Use Development PD. Staff also recommends approval of the Parker and Pine Minor Development Plat subject to the condition contained in staff's report.

IX. RECOMMENDED CONDITIONS (Parker and Pine Minor Development Plat)

1. Prior to recordation, the applicant will satisfy all engineering comments related to SUB18-020.

X. ATTACHMENTS

Zoning

1. Planned Development Guide and Design Standards
2. Rezone Exhibit
3. Zoning Referral Agency Comments
4. Draft Ordinance No. 3.193.4 -remove from Parker Auto Plaza
5. Draft Ordinance No. -rezone to Parker and Pine

Replat

6. Minor Development Plat
7. Landscape Plan
8. Replat referral agency comments
9. Applicant's Prairie Dog Mitigation Statement

Report Approved By: Bryce Matthews, Planning Manager

Eisenberg Property Vicinity Map



ORDINANCE NO. 3.193.4, Series of 2020

TITLE: A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 3.193, SERIES OF 2002, BY THE DELETION OF CERTAIN PROPERTY FROM THE PD-PLANNED DEVELOPMENT AREA KNOWN AS PARKER AUTO PLAZA

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for rezoning certain property described in the attached **Exhibit A**, within the Town of Parker, Colorado, as PD-Planned Development within the property known as Parker and Pine Planned Development (the “Property”), pursuant to Town of Parker Land Development Ordinance.

a. Public notice has been given of such rezoning by publication on the Town of Parker’s website, at least fifteen (15) days prior to the public hearing of such rezoning.

b. Written notice was sent by first class mail to all owners of property that abuts the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.

e. The factors contained in Section 13.04.240(b)(6)(f) of the Parker Land Development Ordinance for rezoning of the property described in Exhibit A to PD-Planned Development have been satisfied.

Section 2. The Property identified in Exhibit A is hereby deleted from the PD-Planned Development area known as Parker Auto Plaza, and is rezoned as more particularly set forth in Ordinance No. 3.355, approved concurrently herewith.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1 of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.



Request for Town Council Action

Date: June 15, 2020

Submitted By: Carolyn Parkinson, Planner I
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.355 - First Reading**
A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, Commonly Known as the Parker and Pine Property to PD-Planned Development Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Carolyn Parkinson

Second Reading: July 6, 2020

EXECUTIVE SUMMARY

The applicant, EVT Parker Colorado, L.L.C., has been pursuing the development of a vacant property located at the southwest corner of Parker Road and Pine Lane for the past two to three years.

To implement the mixed-use development concept, the applicant is proposing to rezone the property by creating the new Parker and Pine Mixed Use Planned Development (PD). The new PD will update the list of permitted uses to accommodate and promote retail/restaurant/service uses on the majority of the site and allow multi-family residential use on a portion of the site.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property consists of 16 acres of vacant land within the Parker Auto Plaza PD and is referred to by staff as the Eisenberg Property after its current owner. The applicant has submitted a Rezoning application that would create the new Parker and Pine Mixed Use PD. This PD will update the list of permitted commercial uses, allow multi-family residential use on

a portion of the site and establish design standards administered by an architectural control committee (ACC) in a similar manner to Crown Point. The PD design standards complement the Town Development Design Standards and ensure a coordinated architectural and urban design throughout the development.

The proposed rezoning application would make the following major revisions from the existing PD zoning:

1. Update and refine the list of permitted commercial uses to promote retail, restaurant and service uses and limit auto-oriented uses such as car sales or auto repair.
2. Promote retail and restaurant commercial uses at the highly visible corner of Parker Road and Pine Lane. The PD includes standards for minimum floor area to ensure a critical mass of commercial development and a requirement for outdoor space such as patios to activate the corner.
3. Allow multi-family residential use on less than 50 percent of the property in the western section fronting Twenty Mile Road and Baldwin Gulch.
4. The current PD contains building setback criteria that hinder the development of this important corner, the proposed PD has new setback requirements that better align with the Town's new Development Design Standards.
5. Allow child care/day care use at the intersection of Pine Lane and Twenty Mile Road which is a secondary commercial corner.

The mixed-use development concept involves a balance of uses and trade-offs to promote higher quality commercial use along Parker Road, preclude some of the inappropriate uses currently permitted by the Parker Auto Plaza PD and support mixed-use development in the Twenty Mile Road corridor which is an emerging mixed-use area.

The subject property is located within the Central Commercial District Character Area of the Parker 2035 Master Plan. The Master Plan recommends that "Due to its central location...growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity..." (Master Plan p. 6.10). The proposed rezoning is consistent with the Master Plan recommendation for land use in the Central Commercial District.

Staff review indicates that the proposed Rezoning application is also consistent with the nine (9) criteria for approval of such requests set forth in the Land Development Ordinance as to use, development intensity, access/circulation and urban design. Additional detail on the consistency with the nine (9) criteria for approval of Rezoning applications may be found in the attached

Planning Commission staff report.

The Planning Commission will hold a public hearing on the Rezoning application and make a recommendation to Town Council at its meeting on June 11, 2020.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. PC Staff Report
3. Eisenberg Property Vicinity Map 20190506 #4
4. Ordinance No. 3.355

RECOMMENDED MOTION

I move to approve Ordinance No. 3.355 on first reading and to schedule second reading for July 6, 2020, as part of the consent agenda.





Planning Commission Staff Report

Planning Commission Date: 6/11/2020

Town Council Date: 7/6/2020

Hearing Type: Public Hearing

PARKER AND PINE – Rezone and Minor Development Plat
Owner: EVT PARKER COLORADO, L.L.C
TRAKiT Nos: Z19-027/SUB18-020

Location: Southwest corner of Parker Road and Pine Lane

Project Planner: Carolyn Parkinson, Planner

Applicant: Dan Skeeahan – Kimley Horn

Representative: Bill Mahar – Norris Design

Executive Summary: The applicant is proposing a Rezone and Minor Development Plat (MDP) for Parker Auto Plaza Filing 1 Lot 1 Block 3. The proposal will remove the subject property from Parker Auto Plaza Planned Development (PD) and create a new PD and Minor Development Plat (MDP). The new PD will refine the commercial uses permitted and allow for residential development on the southwestern portion of the property. The MDP will create six commercial lots and one tract intended for multifamily development.

Staff Recommendation: Approval (Zoning)
Approval with Conditions (MDP)

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza.

“I move the Planning Commission recommend Town Council approve the Parker and Pine Planned Development Guide and Map.”

“I move the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat subject to the following condition;”

- 1. Prior to recordation, the applicant will satisfy all engineering comments related to SUB18-020.**

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza, subject to the following conditions:

"I move the Planning Commission recommend Town Council approve the Parker and Pine Planned Development Guide and Map, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat:"

"I move the Planning Commission recommend Town Council deny the request for deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza.

"I move the Planning Commission recommend Town Council deny the Parker and Pine Planned Development Guide and Map as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the Parker and Pine Minor Development Plat as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the request for deletion of certain property from the PD-Planned Development Known as Parker Auto Plaza.

"I move the Planning Commission vote to continue the Parker and Pine Planned Development Guide and Map to a future date."

"I move the Planning Commission vote to continue the Parker and Pine Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

Rezone

The subject property is currently located within the boundaries of the Parker Auto Plaza PD. The applicant is requesting that the property be removed from the Parker Auto Plaza PD and rezoned to a new PD titled Parker and Pine Mixed Use Development. This new PD will update commercial uses and establish development design standards enforceable through an Architectural Control Committee (ACC) and the Town's site plan process. These development standards exceed the Town Design Standards and ensure cohesiveness and compatibility throughout the development. Specific requirements for the highly visible corner of Parker Road and Pine Lane address minimum square footage for both the building footprint and designated 'active outdoor space'. The PD will permit residential multifamily in the southwest corner of the property. A mix of retail/commercial uses that include daycare up to 14, 000 square feet are permitted on the remaining six lots.

Minor Development Plat (MDP)

The site contains 15.925 acres adjacent to Baldwin Gulch Trail and is currently vacant. The MDP will create six commercial lots and one tract (Tract A). This tract is intended for future residential multifamily development. The tract also includes the internal roadway network that will serve both the commercial lots and the multifamily development. A replat of this tract will be required prior to any multifamily development on the site.



II. PRIOR ACTIONS

Date	Action
1994	Annexation and zoning of Maclachlan and Saddletree properties
1995	Annexation and zoning of Listen property
2002	Above properties rezoned Parker Auto Plaza PD
2007	Annexation and zoning of Enclave 3 property - zoned Parker Auto Plaza PD

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Parker Auto Plaza – Block 3		
Master Plan Area	Central Commercial		
Site Acreage	15.925 Acres		
Subdivision	Parker Auto Plaza		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail	Modified Commercial	Goblers Nob Multi-Tenant Retail
South	Central Commercial	Open Space Modified Commercial	Baldwin Gulch Trail- Parker Marketplace II Shopping Center
East	Central Commercial	Modified Commercial	Peakview Shopping Center
West	Central Commercial	PD - Planned Development /Commercial	Vacant

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Land Use 1.F</u> <u>Housing and Neighborhoods 3.A</u>

	Housing and Neighborhoods 3.B Housing and Neighborhoods 4.C Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.E
Inconsistent Goals/Strategies	None
Staff Analysis	The proposal is consistent with the goals and strategies within the Parker 2035 Master Plan. <u>Land Use</u> and <u>Jobs and Economic Vitality</u> The project provides opportunity for future expansion of the Town's economic base in an appropriate location and has bus access in close proximity to support alternate transportation choices. <u>Housing and Neighborhoods</u> The project provides an additional housing type that will maintain housing options in Parker by meeting the needs of a wide range of the population including young families, professionals and seniors. The development is located adjacent to a bus stop and is in close proximity to E470 and Town commercial areas, allowing for housing opportunities near transportation services.

OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Road Corridor Plan
Policies/Guidelines/Strategies	Does not conflict with the Policies and Goals of the Plan.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	This proposal aligns with the Parker Road Corridor Plan. Identified improvements to the Pine Lane intersection are included in the Town's 10 year Capital Improvement Program (CIP) and are scheduled for construction by 2023. The Town has been approved for a grant for these improvements from DRCOG for the 2020-2023 Transportation Improvement Program (TIP) cycle.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY

Provisions	Existing/Required	Proposed	Analysis
Setbacks/Commercial	Front – 10’ min Side – 10’ min Rear – 10’ min Residential Use – 25’	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Setbacks/Residential	The minimum building setbacks in the Residential Planning Area shall be determined at time of site plan, but shall not be more than eighty (80’) or less than ten feet (10’) from public streets.		
Density/Residential	175 DU’s total for the multifamily development.	Tract A, the residential component, will be platted at a future date. Density will be limited to 175 DU per the PD Guide.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	No building within the Mixed Residential Planning Area shall exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	All required streetscape, open space and common area landscape associated with the MDP have been satisfied. Individual lot requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Rezone and MDP against the requirements in the Parker and Pine Mixed Development		

	PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.
--	--

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	The Central Commercial District allows for higher density residential uses as part of a development with a mix of uses. No specific density calculation is provided.	The residential density allowed within this PD is 175 DU's - approximately 22 DU/AC. This proposal is consistent with the Master Plan character area. The zoning incorporates a mix of retail and service uses with multifamily residential.	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	The proposed zoning for this development allows for a mix of business and commercial uses. Higher density multifamily residential uses are also permitted.	Specific commercial uses are not yet known. Compliance with allowed uses for both commercial and residential areas within the PD will be enforced at site plan approval and/or building permit.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Height/Stories	No building within the Mixed Residential Planning Area shall exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Staff Analysis	Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road, growth in this Character Area should focus on retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. The uses, density and overall design		

	considerations recommended within the Master Plan for the Central Commercial District are consistent with the proposed PD zoning.
--	---

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located at the intersection of Parker Road and Pine Lane; providing good transportation connections to major transportation corridors such as E470 and Parker Road. Access into the development will be provided from existing access points on Parker Road, Pine Lane and Twenty Mile Road.

As part of the MDP the applicant has submitted roadway construction plans and will construct the private access roads. These private access roads will provide vehicular and pedestrian connectivity between uses within the development.

The private roadways will conform to Town of Parker criteria. Though the roadways will be located within the multifamily tract they will be maintained by the owner’s association.

Connectivity to the local and regional trail system is directly adjacent via Baldwin Gulch Trail. Per the Subdivison Improvement Agreement (SIA), a pedestrian connection to Baldwin Gulch Trail is required within Tract A (The multifamily tract). The specific location will be determined at time of site plan.

An improved bus stop on Parker Road provides an additional alternative for access to and from the development.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.
 - *This project aims to develop a portion of the site as residential which the current zoning does not support. In addition to allowing residential use for the site, a rezone will help to relieve restrictions on the build-to line enabling easier building placement.*

Staff Analysis

Currently the PD contains front building setback criteria that hinder the development of this important corner and the creation of a vibrant and activated space desired by the Town. Additionally, the current zoning does not permit residential uses. the Parker 2035 Master Plan supports multifamily residential at this location in support of the commercial corridor. The use is compatible with surrounding uses including existing multifamily development nearby and new multifamily under construction to the northwest. The mix of commercial and residential uses will encourage activation of this site and also help to create an urban edge along these two major roadways.

Based on this analysis, staff has determined that the request meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

- *The project's parcel is in a prominent location with three adjacent arterials to the property making it the correct site for the proposed development.*
- *The rezoning of this particular site will help to achieve the goals for "Jobs and Economic Vitality" in Ch. 9 of the Parker 2035 Master Plan, including:*
 - *2.A. Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified on the General Land Use Plan.*
 - *2.E. Continue to attract new retailers and support existing retailers wishing to expand in order to fill existing vacant space.*

Staff Analysis

The subject property is located on a prominent corner, providing an opportunity to further the economic goals within the Parker 2035 Master Plan with construction of new commercial development. The residential component is compatible with nearby multifamily residential development and provides a transition between Parker Road and more sensitive open space and residential areas to the south and west.

Based on this analysis, staff has determined that the request meets this criterion.

3. There has been an error in the original zoning; or

- N/A

Staff Analysis

An error has not occurred within the original zoning.

4. There have been significant changes in the area to warrant a zone change.

- *This rezoning application is consistent with the significant zoning changes that have occurred in the adjacent area in recent years. For example, the Westcreek Development (north side of Pine Lane) was rezoned in 2016 to allow a mix of uses including multifamily residential, commercial, retail, and office. Similarly, the Parker Auto Plaza 1st Amendment to the south and west of the site has recently seen increased commercial development taking place, in conformance with the mix of uses allowed in the Parker Auto Plaza Development Guide.*
- *This request to rezone to a mixed-use Planned Development is also consistent with the "General Land Use Plan" in the Parker 2035 Master*

Plan, which envisions 'Central Commercial' development along major transportation corridors that surround this site, including Parker Road, Twenty Mile Road, and nearby Lincoln Avenue.

The Master Plan states that "growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses."

- *Finally, this rezoning application is in alignment with Goal 1.C of the Master Plan, to "Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community."*

Staff Analysis

This area has experienced significant changes in recent years. Improvements to Pine Lane have created alternative connections to and from the commercial core of Town providing an opportunity to expand the Town's commercial development. There is existing multifamily development to the northwest of the site (The Enclave), and new multifamily development (The Depot and Westcreek Condominiums) to the north.

Based on this analysis, staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development; and
 - *Existing access points are present and will remain unchanged. A project specific Traffic Impact Study will be supplied which will go over needed improvements.*

Staff Analysis

Town of Parker Engineering has reviewed the submitted traffic study. Satisfaction of any remaining comments regarding traffic will be made a condition of approval.

This condition will ensure that this criterion is met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
 - *Proposed rezoning will not incur additional municipal service costs. Municipal services cost having been previously addressed during the initial annexation process. Additionally, no public roads or other publicly maintained items are proposed.*

Staff Analysis

This site has been previously platted and utility stubs are in close proximity. Access is existing and will be unchanged by this proposal. Some improvements to the detention pond are needed to ensure water quality. These improvements will be the responsibility of the applicant and will be ensured through the building/public works permit process.

Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.
 - *The rezoning application does not adversely impact environmental conditions. Property Owner has been corresponding with representatives from Prairie Dog Protection since August 2018, and has allowed concerned citizens to access the site to relocate the prairie dogs. Prairie Dog Protection requested adequate time (through summer 2019) to relocate the prairie dogs, time which was granted. Unfortunately, Prairie Dog Protection and other concerned citizens were ultimately unable to relocate the prairie dogs, so in preparation of construction the Property Owner hired a professional exterminator in November 2019 to remove the prairie dogs from the site in accordance with State and local requirements.*
 - *We also understand that the Town recently adopted a prairie dog management ordinance (Ordinance 3.353) that would encourage developers 'to partner with non-profit conservation/public interest groups to relocate prairie dogs' before resorting to humane means of extermination. The ordinance further states that if relocation is infeasible or prohibits, 'the applicant shall utilize humane extermination using a professional exterminator' and that 'all products must be approved by the Colorado Department of Agriculture, U.S. Fish and Wildlife Service and the U.S. Environmental Protection Agency.' Although this ordinance was not approved prior to the prairie dog removal, we were proactive in our approach as far back as 2018 and met these requirements before they were adopted.*

Staff Analysis

There were no indications/objections from referral agencies of environmental impacts resulting from this proposal.

Prairie dog mitigation has taken place on this site. This proposal predates the recently adopted ordinance regarding removal of Prairie Dogs from a development site. The applicant is under no obligation to comply with the new ordinance. Nevertheless, information provided by the applicant indicates that concerned citizens and organizations were given the opportunity to remove the animals but were unable to do so. In the absence of this alternative, the applicant has stated compliance with state regulations regarding the removal of the Prairie Dogs.

Future Site Plan applications will be required to meet all applicable Land Development Ordinance (LDO) standards including those that pertain to environmental impacts.

Based on this analysis, staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

- *Based on the Master Plan – General Land Use Plan zoning map, Medium Density Residential is directly to the east and west of the current Central Commercial zoning block, where the project lies. Therefore, a mix of residential and commercial uses for the project is in line with the Town Master Plan. The 2035 Master Plan further states that the central commercial district should focus on higher density residential uses as part of a development with a mix of uses, and a design that focuses on vehicle and pedestrian connectivity between uses. Therefore, the proposal is consistent with the 2035 Master Plan.*

Staff Analysis

As detailed in Section IV of this staff report, the proposed Planned Development zoning is consistent with the Parker 2035 Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.
 - *Waste, sewage disposal, and water will be unchanged. With the addition of residential spaces, schools and parks will be impacted, but will be mitigated by fee-in- lieu.*

Staff Analysis

Water and sewer for the project will be provided by Parker Water and Sanitation District. The District's approval of the referral for the project has indicated their ability to provide for the development.

School and Park dedication requirements are applicable only to the residential component of the proposal. These requirements will be met at time of platting for Tract A, the residential component of the proposal.

Based on this analysis, staff has determined that the request meets this criterion.

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments- MDP	Zoning
Aztec	No additional comments	
Building	Advisory comments -General process information	No comment
Century Link	No comment	

Centennial Airport	No comment	Advisory Recommend Easement.	comment- Avigation
Cherry Creek Basin Water Authority	No comment		
Colorado Dept of Transportation	No Comment		
Comcast	No comment		
Comprehensive Planning	No comment	Advisory comments in support of the proposal.	
Douglas County Assessor	No comment		
Douglas County Planning	No comment		
Douglas County Schools	No comment		
E470 Highway Authority	No comment		
Economic Development	Approved		
Fire Life Safety	Approved	No comment	
IREA	Approved		
Parker Automotive Metro District	No comment		
PSCO	No conflict	No comment	
RTD	Approved	No referral sent	
Tri County Health	Completed	No referral sent	
TOP engineering	Minor corrections needed- will be a condition of approval.	No referral sent	

VIII. CONCLUSION

This proposal will remove the subject property from the Parker Auto Plaza Filing 1 Plat and PD. The property will be rezoned Parker and Pine Mixed Use Development PD and replatted as Parker and Pine Minor Development Plat. The new PD zoning will update commercial uses and add multifamily residential as an allowed use. The replat will create six commercial lots and one tract. A replat of Tract A will be required prior to any multifamily development on the site.

This site is located within the Central Commercial District of the Master Plan. The uses, density and overall design considerations recommended for this district are consistent with the proposed PD and with the nine approval criteria for rezoning requests. The applicant has demonstrated

compliance with the requirements of the Land Development Ordinance for Minor Development Plats.

Therefore, staff is recommending that the Planning Commission recommend approval of the Parker and Pine Mixed Use Development PD. Staff also recommends approval of the Parker and Pine Minor Development Plat subject to the condition contained in staff's report.

IX. RECOMMENDED CONDITIONS (Parker and Pine Minor Development Plat)

1. Prior to recordation, the applicant will satisfy all engineering comments related to SUB18-020.

X. ATTACHMENTS

Zoning

1. Planned Development Guide and Design Standards
2. Rezone Exhibit
3. Zoning Referral Agency Comments
4. Draft Ordinance No. 3.193.4 -remove from Parker Auto Plaza
5. Draft Ordinance No. -rezone to Parker and Pine

Replat

6. Minor Development Plat
7. Landscape Plan
8. Replat referral agency comments
9. Applicant's Prairie Dog Mitigation Statement

Report Approved By: Bryce Matthews, Planning Manager

Eisenberg Property Vicinity Map



ORDINANCE NO. 3.355, Series of 2020

TITLE: A BILL FOR AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE PARKER AND PINE PROPERTY TO PD-PLANNED DEVELOPMENT PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for rezoning certain property described in attached **Exhibit 1**, within the Town of Parker, Colorado, to PD-Planned Development, pursuant to the Parker Land Development Ordinance.

b. Public notice has been given of such zoning by publication on the Town's website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The requirements of Section 13.04.240 of the Parker Land Development Ordinance for rezoning of the Property have been satisfied.

Section 2. The Property is hereby zoned as provided in the Development Plan and the Development Guide, as provided in **Exhibit 2**, which is attached hereto and incorporated by this reference. The uses permitted for the Property are specifically described in Exhibit 2.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the Property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper

legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.

EXHIBIT 2

Parker and Pine Mixed Use Development Planned Development Guide

May 29, 2020

Prepared for: EVT Parker Colorado, LLC
c/o: Eisenberg Company, Inc.
2710 E. Camelback Road, Suite 210
Phoenix, AZ 85016

Prepared by: Kimley-Horn and Associates, Inc
4582 S. Ulster Street, Suite 1500
Denver, CO 80237

Parker and Pine Mixed Use

Development Guide

PAGE

TABLE OF CONTENTS

SECTION I - OBJECTIVE, PURPOSE, INTENT, APPLICATION	1
A. Objective:	1
B. Purpose:	1
C. Intent:	1
D. Application:	2
SECTION II - AUTHORITY	3
A. Authority:	3
B. Adoption:	3
C. Enforcement:	3
D. Relationship to Town Regulations:	3
E. Architectural Control Committee:	3
F. Conflicts:	3
SECTION III - CONTROL PROVISIONS	4
A. Control Over Use:	4
B. Control Over Location and Bulk:	4
C. Incorporation of Development Plan:	4
D. Planning Area Boundaries:	4
SECTION IV - GENERAL PROVISIONS	5
A. Purpose:	5
B. Relationship to the Town of Parker Roadway Design and Construction Criteria Manual, as Amended:	5
C. Conflicts:	5
D. Utility Connections:	5
E. Underground Utility:	5
SECTION V – COMMERCIAL AREA I and II	6
A. Intent:	6
B. Commercial Land Uses Permitted by Right:	6
C. Commercial Land Uses Permitted by Special Review:	7
D. Development Standards:	7
SECTION VI – HIGHWAY ORIENTED COMMERCIAL	8
A. Intent:	8
B. Highway Oriented Commercial Land Uses Permitted by Right:	8
C. Highway Oriented Commercial Land Uses Permitted by Special Review:	8
D. Development Standards:	8
SECTION VII – MIXED RESIDENTIAL	8
A. Intent:	8
B. Residential Land Uses Permitted by Right:	8
C. Development Standards:	8

SECTION I - OBJECTIVE, PURPOSE, INTENT, APPLICATION

A. Objective:

The objective for the Parker and Pine Mixed Use Development is to create a viable commercial center in response to the accelerated development of the E-470 Corridor at the northwestern edge of the Town of Parker. Such a development will offer the opportunity for a blend of office, commercial, hospitality, and multi-family uses.

B. Purpose:

The purpose of the Parker and Pine Mixed Use Planned Development Guide (hereinafter sometimes referred to as "Development Guide") is to establish standards for the comprehensive development and improvement of the property. The Development Guide will provide opportunities for innovative design and the necessary flexibility for changing community needs.

C. Intent:

The intent of the Parker and Pine Mixed Use Planned Development is to create better opportunities for community growth within the Town of Parker. This will include a variety of uses including multi-family, office, and commercial development. The Parker and Pine Mixed Use PD provides the development standards that will encourage and promote innovative development to help enhance the character and quality of the Town of Parker.

The intent of the Development Guide is to establish specific criteria for the comprehensive development and improvement of the property. The standards will help guide the development in an orderly manner to provide the residents of Parker with a comfortable place to work, play and shop.

In support of the Town of Parker's 2035 Master Plan, it is the intent of this Development Guide to direct and encourage the following:

1. Provide for commercial, retail, restaurants, entertainment, and higher density residential to support a pedestrian environment;
2. Provide for a well-located mixed-use development that creates a sense of community among those who work, live, and play in the environment;
3. Encourages quality commercial, retail, and services uses that ensure adequate opportunities for future expansion of our economic base in an appropriate location in the community;
4. Encourage innovative approaches to mixed-use development meet the growing demands of the population;
5. Encourage the development of a community incorporating the best features of modern design;
6. Encourages an alternative development type which will minimize the strain on existing and future facilities in and around the Parker and Pine Mixed Use Planned Development. The efficient mixing of uses in the development is intended to reduce vehicle trips and reinforce the walkability of the community;
7. Conserve and enhance the value of the land; and
8. Encourages a sensitive design and layout that integrates the land's natural characteristics to protect the native landscape and topographical features with the built environment of commercial, retail, service, and higher density residential.

D. Application:

Standards for development shall apply to all property contained within the Parker and Pine Mixed Use Development that is illustrated on the Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the site.

Provisions of this guide shall prevail and govern the uses permitted within the area defined as the Parker and Pine Mixed Use PD. This guide only supersedes the specific zoning category, not the Town of Parker's Municipal Code, as amended.

END OF SECTION

SECTION II - AUTHORITY

A. Authority:

The authority for this PD Development Guide is Section 13.04.150. (PD-Planned Development) of the Town of Parker Land Development Ordinance.

B. Adoption:

The adoption of this Development Guide shall evidence the findings and decision of the Town Council of the Town of Parker that this Development Guide for Parker and Pine Mixed Use Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

C. Enforcement:

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the occupants and owners of the land within the Parker and Pine Mixed Use Planned Development to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

D. Relationship to Town Regulations:

The provisions of this Development Guide shall prevail and govern the development within the Parker and Pine Mixed Use Planned Development. Where the provisions of the Development Guide do not address a specific subject, the provisions of the Town of Parker Municipal Code, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Architectural Control Committee:

The Parker and Pine development is controlled by an Architectural Control Committee (ACC) whose Design Guidelines are attached as Exhibit A. All development will be subject to review and approval by the Parker and Pine ACC, subject further to Town approval, as provided by the Town of Parker Municipal Code.

F. Conflicts:

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

END OF SECTION

SECTION III - CONTROL PROVISIONS

A. Control Over Use:

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) and these Development Standards, in conjunction with the Town of Parker Land Development Ordinance, shall control development and land use including the following:

1. Any new building or other structure, and any parcel of land, or land use; and
2. The use of any existing building, other structure or parcel of land may be changed or extended; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan.

For any purpose permitted or required by the provisions of this Development Guide applicable to the area in which the building, other structure or parcel of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide.

B. Control Over Location and Bulk:

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) of the Town of Parker Land Development Ordinance, the location and bulk of all buildings and other structures, existing and future, shall be in conformity with:

1. All standards and requirements set forth or referred to in the standards and requirements for the area in which such buildings and other structures are located; and
2. Any other applicable standards and requirements of this Development Guide.

C. Incorporation of Development Plan:

The development of the "Parker and Pine Mixed Use Planned Development", including the type, location and boundaries of land use areas, the circulation elements, and the densities established by this Development Guide, are shown upon the "Parker and Pine Mixed Use Development Plan" (hereinafter sometimes referred to as "Development Plan"), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

D. Planning Area Boundaries:

The boundaries and acreage of all Planning Areas within Parker and Pine Mixed Use Planned Development are shown on the Development Plan.

Amendments to planning areas shall be subject to Section 13.03.030 of the Town of Parker Municipal Code.

END OF SECTION

SECTION IV - GENERAL PROVISIONS

- A. Purpose:
The purpose of this section is to provide general provisions and clarifications of standards and requirements for development that will occur in the Parker and Pine Mixed Use Planned Development.
- B. Relationship to the Town of Parker Roadway Design and Construction Criteria Manual, as Amended:
Regarding public roadways, all provisions of the Town of Parker Roadway Design and Construction Criteria manual, as amended, and successors thereof, as now in effect and is hereafter amended, are by this reference incorporated herein as if set forth in full.
- C. Conflicts:
Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standard or requirements shall govern unless determined otherwise by the Community Development Director.
- D. Utility Connections:
Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future within the Parker and Pine Mixed Use Planned Development.
- E. Underground Utility:
All electrical and communication distribution lines shall be placed underground.

END OF SECTION

SECTION V – COMMERCIAL AREAS I and II (Planning Areas 1 and 2 on PUD Rezoning Map)

A. Intent:

The Commercial planning areas provide for the opportunity to offer flexibility with the land planning and site development within a defined framework of excellence. The planning areas can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to respond to changing market conditions. The development standards will help assure quality improvements in the Town of Parker. The Commercial planning areas will help build a commercial node in the Town of Parker where you can work, shop and play.

All development shall comply with the *Commercial Design Standards* outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

B. Commercial Land Uses Permitted by Right:

1. Antique Shops
2. Art Supplies
3. Bakeries
4. Banks without drive-through
5. Bars and Lounges
6. Breweries and Distilleries
7. Consignment Stores
8. Clothing Stores
9. Craft and Hobby Shops
10. Daycare no larger than 14,000 square feet, subject to Section V.D.6
11. Drug stores; may include pharmacies
12. Eating and Drinking Establishment; drive in and/or carry out subject to Section V.D.5
13. Electrical and Household Appliances
14. Financial Institutions without drive-through
15. Florists
16. General Merchandise/Retail Sales and Services
17. Gift Shops
18. Grocery Stores
19. Jewelry Stores
20. Liquor Stores
21. Microbrewery
22. Music Shops
23. Offices
24. Office Supplies; may include computer and phone sales
25. Outpatient veterinary facilities where no kenneling of animal is proposed, no larger than 3,500 sq. ft.
26. Personal Service no larger than 3,500 sq. ft.; including dry cleaning services without onsite processing, therapeutic massage, and reflexology
24. Fitness Studio no larger than 3,500 sq. ft.
25. Health Club and spas no larger than 3,500 sq. ft.
26. Instructional services no larger than 3,500 sq. ft.
27. Pet Shops
28. Restaurants and other Eating Establishments
29. Shoe Stores

30. Sporting Goods and Athletic Equipment
31. Toy and Game Stores
32. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director.

C. Commercial Land Uses Permitted by Special Review:

1. Hotels
2. Daycare in excess of 14,000 square feet, subject to V.D.6

D. Development Standards:

1. **Minimum Building Size.** The minimum building square footage for the lot located at the corner of Parker Road and Pine Lane in the Commercial Area I is 17,000 square feet. Square footage between 12,000 and 17,000 may be approved at the discretion of the Planning Director where the following apply:
 - The development is entirely retail
 - the development is a single user building, not a multi-tenant building.
2. **Setbacks.** The minimum building setbacks in the Commercial Planning Areas shall be:
 - Front: 10'
 - Side: 10'
 - Rear: 10'
 - Residential Use: 25'
3. **Lot Width.** No lot shall be less than 120 feet (120') wide.
4. **Building Height.** No building within the Commercial Planning Areas shall exceed forty-five (45) feet in height except by special review.
5. **Drive-through Uses.**
 - No drive-through use shall be within a 300-foot radius of the Pine Lane and Parker Road center line intersection.
 - No more than two (2) drive-through uses shall be permitted within the Commercial Planning Area.
6. **Daycare Use.**
 - No more than 1 daycare use shall be permitted within Commercial Area II only. No daycare use is permitted in Commercial Area I.
7. **Personal Service Uses.**
 - No more than 7,500 sq. ft. personal service uses shall be permitted within Commercial Planning Area 1, unless otherwise approved by the Planning Director.

END OF SECTION

SECTION VI – HIGHWAY ORIENTED COMMERCIAL (Planning Area 3 on the PUD Rezoning Map)

A. Intent:

This section establishes standards for the Highway Oriented Commercial use area designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops.

All development shall comply with the *Commercial Design Standards* outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

B. Highway Oriented Commercial Land Uses Permitted by Right:

- a. Antique Shops
- b. Art Supplies
- c. Bakeries
- d. Bars and Lounges
- e. Breweries and Distilleries
- f. Car Wash; may include automatic or coin operated as a principal use
- g. Clothing Stores
- h. Convenience Stores; may include sales of gasoline and automotive fuel products
- i. Craft and Hobby Shops
- j. Drug stores; may include pharmacies
- k. Eating and Drinking Establishment; drive in and/or carry out, subject to V.D.5.
- l. Electrical and Household Appliances
- m. Financial Institutions with drive-through
- n. Florists
- o. General Merchandise/Retail Sales and Services
- p. Gift Shops
- q. Grocery Stores
- r. Hotels and motels, including restaurants, gift shops, and other accessories
- s. Indoor Amusement and Recreational Establishments
- t. Jewelry Stores
- u. Liquor Stores
- v. Microbrewery
- w. Music Shops
- x. Offices
- y. Office Supplies; may include computer and phone sales
- z. Personal Service no larger than 3,500 sq. ft.; may include, but are not limited to:
 - bb. Fitness Studio, maximum 3,500 square feet
 - cc. Health Club and spas, maximum 3,500 square feet
 - dd. Instructional services, maximum 3,500 square feet
 - ee. Pet Shops
 - ff. Restaurants and other Eating Establishments
 - gg. Shoe Stores
 - hh. Sporting Goods and Athletic Equipment
 - ii. Toy and Game Stores
 - jj. Veterinary clinics, provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals
 - kk. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director

- C. Highway Oriented Commercial Land Uses Permitted by Special Review:
- a. Ambulance Services
 - b. Automobile sales (new and used), rental and leasing
 - c. Automobile and truck service and repair facilities
 - d. Sales, leasing and rental of motorized equipment
 - e. Emergency Care Facilities
 - f. Display Parking of Automotive Vehicles; may include motorcycles, recreational vehicles, and other type of motorized vehicle) for sale with the front or side yard setback of a lot
- D. Development Standards:
- a. Setbacks. The minimum building setbacks in the Commercial Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.
 - b. Building Height. No building within the Commercial Planning Area shall exceed forty-five (45) feet in height except by special review.

END OF SECTION

SECTION VII – MIXED RESIDENTIAL (Planning Area 4 on the PUD Rezoning Map)

A. Intent:

The mixed residential planning area provides for the opportunity to offer flexibility with the land planning and site development. The planning area can be developed with variety of high-density residential uses. The land uses allow housing to promote a sustainable mixed-use environment. The residential land use should promote a pedestrian-oriented environment

B. Residential Land Uses Permitted by Right:

- a. Multi-family
- b. Mixed-Use Residential; includes residential above first floor retail/commercial/office
- c. Retail/commercial/office in support
- d. Convenience retail; without gas pumps
- e. Office/professional, accounting, law, consulting
- f. Retail sales
- g. Bar and Lounge
- h. Eating Establishment; without drive-through
- i. Personal Services, not to exceed 3,500 square feet may include, but are not limited to:
- j. Fitness Studio, maximum 3,500 square feet
- k. Health Club and spas, maximum 3,500 square feet
- l. Instructional services, maximum 3,500 square feet
- m. Single-Family Attached; Townhome
- n. Open Space
- o. Public Plazas, Courts and Gathering Spaces
- p. Recreation Center – Club House for private use to serve the residential development
- q. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director.

C. Development Standards:

- a. Residential Uses. Not to exceed 175 dwelling units for the Mixed Residential Planning Area.
- b. Setbacks. The minimum building setbacks in the Residential Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.
- c. Building Height. No building within the Mixed Residential Planning Area shall be exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.
- d. Minimum Lot Area. None.
- e. Personal Service Uses. No more than 6,000 square feet of personal service uses shall be permitted within the commercial planning areas. At the discretion of the Planning Director, this may be increased by 25% to a maximum of 7,500 square feet provided that:
 1. There is a minimum of 10% floor space dedicated to a retail component of the personal service use or
 2. The specific use proposed is not available within a ½ mile radius of the development.

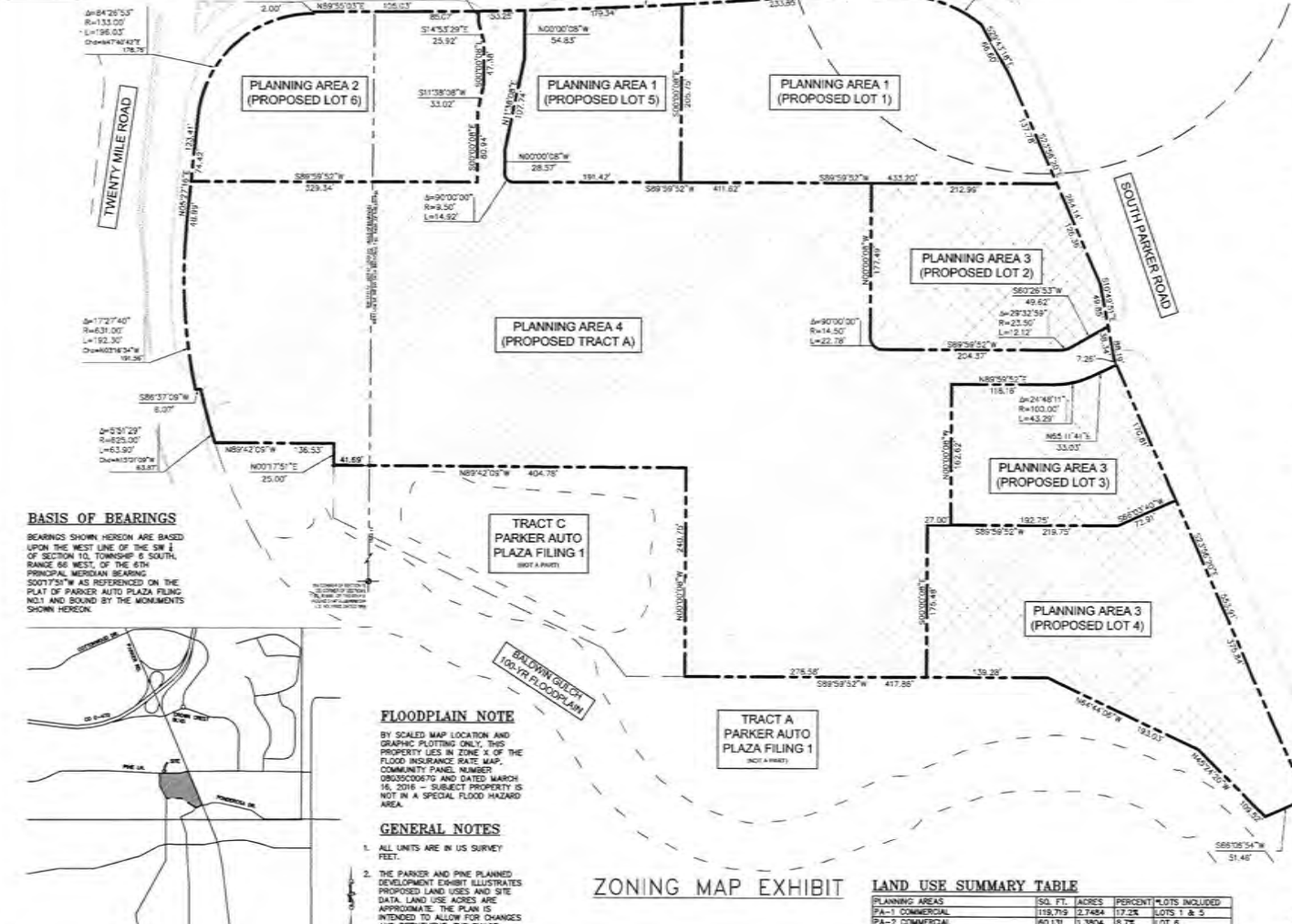
END OF SECTION

PARKER AND PINE PLANNED DEVELOPMENT - DEVELOPMENT PLAN

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

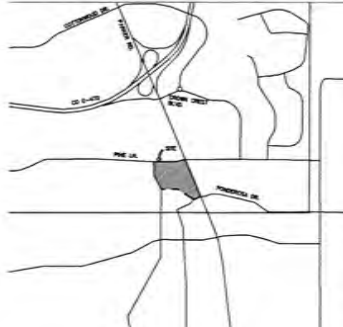
LEGEND

- PROPERTY LINE
PA - 1 (COMMERCIAL)
PA - 2 (COMMERCIAL)
PA - 3 (HIGHWAY ORIENTED COMMERCIAL)
PA - 4 (MIXED RESIDENTIAL)



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.



FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0805000670 AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES

- ALL UNITS ARE IN US SURVEY FEET.
- THE PARKER AND PINE PLANNED DEVELOPMENT EXHIBIT ILLUSTRATES PROPOSED LAND USES AND SITE DATA. LAND USE ACRES ARE APPROXIMATE. THE PLAN IS INTENDED TO ALLOW FOR CHANGES AND REFINEMENT. THE EXACT ACRES OF THE PLANNING AREAS WILL BE DETERMINED DURING PREPARATION OF INDIVIDUAL SITE IMPROVEMENT PLANS AND PLATS.

ZONING MAP EXHIBIT

LAND USE SUMMARY TABLE

PLANNING AREAS	SQ. FT.	ACRES	PERCENT	LOTS INCLUDED
PA-1 COMMERCIAL	119,719	2.7484	17.2%	LOTS 1 & 5
PA-2 COMMERCIAL	60,131	1.3804	8.7%	LOT 6
PA-3 HIGHWAY ORIENTED COMMERCIAL	185,482	4.2589	23.6%	LOTS 2, 3, & 4
PA-4 MIXED RESIDENTIAL	348,537	8.0243	50.3%	LOT 7
TOTAL PLANNING AREA	694,869	15.9520	100%	

*LOT DESIGNATIONS ARE PER THE PLAT OF THE NAME PARKER AND PINE FILING 1

LEGAL DESCRIPTION

LOT 1, BLOCK 5 PARKER AUTO PLAZA FILING NO. 1, 1ST AMENDMENT TO BE REPLACED AS PARKER AND PINE FILING 1, COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING ZONING

PARKER AUTO PLAZA 1ST AMENDMENT PLANNED DEVELOPMENT - TOWN OF PARKER

PROPOSED ZONING

PARKER AND PINE PLANNED DEVELOPMENT - TOWN OF PARKER

PROPERTY OWNER SIGNATURE

EVT PARKER COLORADO, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE _____ PRINT NAME AND TITLE _____
NOTARY: _____
STATE OF _____
COUNTY OF _____
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33002
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

TOWN COUNCIL CERTIFICATE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED AS THE PARKER AND PINE PLANNED DEVELOPMENT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON _____

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D., AT _____ AM/PM AND WAS RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER



Kimley-Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4542 SOUTH ULSTER STREET, SUITE 1500, DENVER, CO 80237
PHONE: 303-528-1200

Exhibit A

Parker & Pine Mixed Use Development Design Standards

Prepared for:
EVT Parker Colorado, LLC
c/o: Eisenberg Company, Inc.
2710 E. Camelback Road, Suite 210
Phoenix, AZ 85016

Purpose

The Parker & Pine Mixed Use Development is a future mixed-use center at the E-470 Corridor at the northwestern edge of the Town of Parker. Such a development will offer the opportunity for a blend of office, commercial, hospitality, and multi-family uses. This document’s purpose is to describe and explain an overview of the building and design standards for such structures (the “PD Standards”). This document is in compliance with the Town of Parker’s Development Design Standards adopted November 2019 (the “Town Design Standards”). In the event of a conflict with the Town Design Standards and the PD Standards, the Town’s Design Standards shall control. For information regarding urban and site design, and for further details on each of the sections presented below please refer to the Town of Parker’s Development Design Standards.

- The primary objectives in establishing these development guidelines are:
- o To create consistency in materials and architectural design throughout the development.
 - o To achieve a harmony of each building and area of development with neighboring buildings and areas of development.
 - o To ensure a well-planned and well-maintained development at this important entry intersection to the Town of Parker.
 - o To improve the visual image of the Town along one of its most heavily used arterials.
 - o To promote a pedestrian friendly suburban environment in order to create a high quality livable community that embraces the principals of smart growth.
 - o To create a greater sense of place and heritage within the Town by requiring commercial and industrial development to be designed in a manner that is germane to the Town as a whole.

In order to facilitate the development process, it is encouraged that each property owner provide their project architect, contractor and engineers with a copy of the PD Standards.

Pine and Parker Mixed Use Development Standards

Purpose: To create a composition of buildings that are high-quality, well-scaled, appropriate for their contexts, relative to human scale, sustainable and timeless.

A. Building Composition and Elements

Intent:
Organize the basic elements of a building such as walls and openings, to create a recognizable rhythm, increase visual interest and create a pedestrian-friendly environment at the street level.

- Standards:
1. Bays – Buildings shall include a cadence of bays that is continuous throughout the façade creating a balanced design. Two or three bays should be selected to be larger and taller in scale. Their parapets should extend a minimum of **24”** past the overall building parapet heights. Parapets shall also be aligned with the vertical breaks in building walls and/or tenant walls. The pattern of bays, walls, and opening should be expressed in all sides of the building.
 2. Fenestration - To activate the street and create visual interest, arrange windows and other openings with transparent features to include clear glazing on each façade of the building. See Town Design Standards for required transparency percentages of the ground-floor level façade.
 3. Form and Massing – This design breaks down massing vertically and horizontally with bays, parapet variations and a consistent height for wainscoting, storefront, and trellis-style awnings. The front façade of each tenant space is to be primarily storefront to achieve street activation and pedestrian-scaled building design. Varied parapet roof lines are to be implemented to add visual interest. These PD Standards contain a variety of colors and materials which should alternate throughout building to avoid dull and repetitive façades. Materials described further on last page. Since these are multi-tenant buildings, there shall be vertical massing breaks at tenant party walls with changes in the plane of the facade of the building sufficient to create a visible shadow line.
 4. Equipment - Mechanical and utility equipment must be screened. It shall not be visible from any street or pedestrian way.

B. Approaches to Composition

Intent:

Encourage diversity in the design of buildings and streetscapes that facilitate walking and pedestrian activity. The following options for building composition are appropriate and meet the Town Design Standards.

Standards:

1. This site will be designed under Option 1 of the Town Composition Standards - Composing a Building as a Single Design contained in the Town Design Standards. The constant color palette across the building includes beige and grey brick and EIFs (no more than 30% in the front façade) and massing broken down with a change in material as an accent (wood-tone and grey siding). Complementary design features and materials are trellis-style awnings at each tenant space in grey or black metal. Additionally, the corner tenant space will be designed to appear to be one and a half to two stories in height, and may include larger amounts of storefront to create an engaging and visually interesting anchor piece. Note: this document describes selected colors generically. A list of specific suggested finished can be found on the next section.
2. Trellis-Style Awnings will serve as overhangs at entries that will protrude a minimum of 2 feet beyond the supporting wall.
3. Lot 1, at the northeast corner of the site, shall provide a minimum of 2,000 SF of active outdoor space for a multi-tenant building or 1,000 SF of active outdoor space for a single tenant building. Other tenant spaces that are conducive to outdoor seating (such as restaurants and coffee shops) are encouraged to also provide outdoor spaces. Determining the tenant spaces where it is appropriate to include such an outdoor space will be dependent on the type of service provided and whether end users will benefit and make use of an outdoor option, and ultimately be decided on a case by case basis at the discretion of the Town. Specific size and locations of these potential outdoor spaces or patios will be agreed upon between the Town and the future tenant.
4. Under the Parker Municipal Code, commercial buildings have a maximum height requirement of **35 feet**. Under the Town Design Standards, buildings are required to have taller massing with a minimum height of 25 feet along the entire façade adjacent to a public roadway with the higher traffic volume. The taller massing must have a depth of at least 20 feet.

Exterior Building Palette

These PD Standards contain authentic high quality building materials from a variety of manufacturers. Please see details on the next section. The selected materials include brick, EIFs (no more than 30%), lap siding, metal and storefront. This result is an aesthetically-pleasing design that integrates surface texture and detailing that help reduce the building massing (both vertically and horizontally).

The application of these building materials must be applied and articulated in a balanced manner to complement the building design. The additional accent materials: Lap siding and metal are intended to provide architectural interest and provide for a balanced building design. Any deviation from this list of materials requires approval from the Architectural Control Committee (ACC) and must be in compliance with the Town Design Standards.

A. Exterior Building Material Requirements

Intent:

Present an image of high-quality and permanence to ensure that the buildings on this site are well-designed, durable in the Colorado climate and will complement the surrounding context.

Standards

1. Masonry Base Requirements

These PD Standards encourage the use of brick for the entire height of certain bays. In lieu of this, or in addition to, these standards require brick wainscoting throughout all sides of the buildings to create a base-middle-top visual proportion.

2. Window and Storefront Requirements

All windows must be a true window product and not a faux window. Faux windows are not permitted on any commercial or industrial building design. Window mullions shall match the color palette described in this document and must be complementary to the building design. Additionally storefront walls at the entry of each tenant space shall be **10ft** in height to convey human scale.

3. Exterior Insulation Finishing System (EIFS) Requirement

EIFS shall not be used as a primary building material and shall only be used as an accent application on any building façade. It may be used in combination with other exterior building materials on the side and rear of the building, and shall comprise no more than **30%** of the total street facing façade. EIFS may be used on upper floors of buildings three stories or greater in height and shall comprise no more than 30% of the total street facing façade and shall be applied as color integrated, with a high quality finish/texture when used on any building facade.

EIFS Alternative Compliance: (Building Façade Material Incentive)
If an applicant includes exceptionally designed building elements constructed of high quality materials on the first two stories of the building, as determined by the Planning Director, the applicant may qualify for **25%** increase to the EIFS and Stucco requirement.

B. Selected Materials and color palettes

Intent:

Exterior color palettes shall be cohesive and compatible with the colors of nearby structures and shall be used to enhance, unify, and complement the building design.

Wall Materials:

Blonde Brick
Grey Siding
Two-tone “wood-looking” siding
EIFs (up to 25%)

Storefront: Black + Clear
Black
Anodized Aluminum
Glazing

Parapets:

Metal coping pre-finished to match adj. wall

Trellis:

Grey or Black Metal

Columns/Pilasters:

EIFs and blonde brick

Doors/Windows:

Black metal framing
Grey Metal
Glazing

Overall Colors:

Base: Beige
Accents: Grey, Black, Wood

Awnings:

Black + Grey trellis style awnings or Canvas style awnings.
Color to accommodate national corporate branding, provided all requirements of the Town Design Standards are met.

Proposed specified finishes:

- Brick: Insterstate Brick; Almond; by Basalite – Or similar in style
- Brick: Insterstate Brick; Platinum; by Basalite – Or similar in style
- Metal: Black (06) and Charcoal (17) 26 gauge; matte finish; by Metal Sales – Or similar in style
- EIFs: 110 VanDyke Sand Pebble and 139 Adobe Accent ; Self-draining system; by Dryvit – Or similar in style
- Lap Siding: Hardie Board Siding; River Rock two-tone finish; Rustic series collection by Woodtone – Or similar in style
- Lap Siding: Hardie Board Siding; Aged Silver; Color Select collection by Woodtone – Or similar in style

These standards will allow a brand or franchise to add up to two (2) of their own branding colors as minor accents. These color deviations related to branding shall be minimal and accessory in nature. This is to encourage brands to still be able to convey their signature palette while also honoring the overall cohesive design intent of the site.

(Please see next page for color elevation example showing required materials and required building design and composition)

Parker & Pine Mixed Use Development Conceptual **Design Materials**

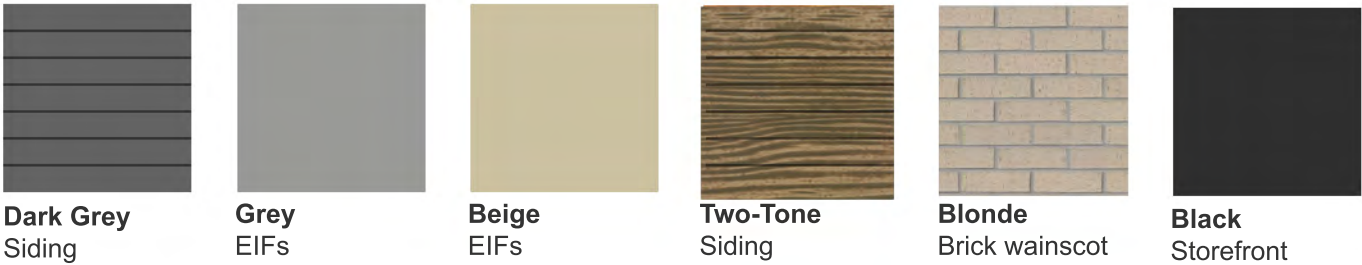
Prepared for:
EVT Parker Colorado, LLC
c/o: Eisenberg Company, Inc.
2710 E. Camelback Road, Suite 210
Phoenix, AZ 85016



Overall Colors:
Base: Beige
Accents: Grey, Black, Wood

Note: Per the town’s standards, tenants are allowed to include two (2) of their own branding colors as part of their building design in addition to the selected overall colors. This is to support branding consistency while also honoring the overall cohesive design of the pad site.

The colors and materials shown below are generic and for conceptual design intent only, and may be subject to change. Specific manufacturer, finish, and color name and number will be selected at the desgin development stage.





Request for Town Council Action

Date: June 15, 2020

Submitted By: Jim Maloney, Town Attorney
John Fussa, Community Development Director
Jamie Wynn, Assistant Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.318 - First Reading**
A Bill for an Ordinance Approving the Intergovernmental Agreement Regarding the Community Development Block Grant Program for Fiscal Years 2021-2023 Administered By the U.S. Department of Housing and Urban Development By and Between the Board of County Commissioners of the County of Douglas, State of Colorado, and the Town of Parker

Department: Town Attorney, Jamie Wynn
Community Development, John Fussa

Second Reading: July 6, 2020

EXECUTIVE SUMMARY

Douglas County and the Town of Parker previously participated in the Community Development Block Grant (CDBG) Program but opted out of the Program in June, 2016. The County notified the U.S. Department of Housing and Urban Development in April, 2020 of their intention to requalify as an Urban County for the CDBG Program starting in Fiscal Year 2021 through 2023. The Town of Parker qualifies as a "Metropolitan City" and has the option of deferring participation or accepting participation in the CDBG Program as a "Metropolitan City" or by entering into a partnership with Douglas County as a unit of general local government. The latter option would be done through the execution of an Intergovernmental Agreement (IGA).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

According to the U.S. Department of Housing and Urban Development (HUD), the Community

Development Block Grant (CDBG) Program "provides annual grants on a formula basis to entitled cities and counties to develop viable communities by providing decent housing and a suitable living environment..." Previously, the Town had entered into an IGA for participation in the CDBG Program with Douglas County which held an "Urban County" status through HUD. The County and the Town opted out of participation in the CDBG Program in 2016.

Currently, Parker's population of greater than 50,000 qualifies the Town for a "Metropolitan City" status. Therefore, the Town may qualify as either a participant or a subrecipient in the CDBG Program. The Town could do so through its "Metropolitan City" status or as a unit of general local government by entering into an IGA with Douglas County.

Parker may participate in the CDBG Program through either means and certain funds would be allocated/available for the Town or non-profit organizations within it to utilize for eligible activities. The Town would partner with the County to identify the goals and activities to be funded by CDBG through the required Consolidated Plan and Annual Action Plan in accordance with HUD guidelines.

By entering into an IGA, the Town would agree to comply with applicable federal laws and regulations, as well as providing the County the information necessary for the Town's participation in the program as a unit of general local government with the County.

FINANCIAL IMPACT

None. The Town's FY 2020 CDBG eligibility is estimated at \$174,000 that would be available for eligible applicants in the community.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Ordinance No. 9.318

RECOMMENDED MOTION

I move to approve Ordinance No. 9.318 on first reading and to schedule second reading for July, 6, 2020, as part of the consent agenda.

ORDINANCE NO. 9.318, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEARS 2021-2023 ADMINISTERED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND THE TOWN OF PARKER

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement Regarding the Community Development Block Grant Program for Fiscal Years 2021-2023 Administered by the U.S. Department of Housing and Urban Development by and between the Board of County Commissioners of the County of Douglas, State of Colorado, and the Town of Parker, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2021-2023 ADMINISTERED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and executed this _____ day of _____, 2020 by and between the Board of County Commissioners of the County of Douglas, State of Colorado (“County”), and the Town of Parker (“Town”), located in Douglas County, State of Colorado.

RECITALS

WHEREAS, in 1974 the U.S. Congress enacted the Housing and Community Development Act of 1974 (“Act”) (as last amended and supplemented), permitting and providing for the participation of the federal government in a wide range of local housing and community development activities and programs, which activities and programs are administered by the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the primary objective of Title I of the Act is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, mainly for persons of low and moderate income, this objective to be accomplished by providing financial assistance in the form of block grant funds to state and local governments for the conduct and administration of housing and community development activities and programs as contemplated under the Act; and

WHEREAS, the rules and regulations governing the Community Development Block Grant (“CDBG”) Program issued by HUD to implement the Act and published in 24 C.F.R. Part 570 (“Regulations”) provide that a county must qualify as an “Urban County”, as defined therein, and submit a request for funding now known as the Annual Action Plan or a five (5) year Consolidated Plan with an Annual Action Plan component, when required, on the projected use of the funds to HUD each year in order to be eligible to receive CDBG funds and that cities and units of local government within an Urban County may join an Urban County by cooperation agreement and thereby be considered a part of the Urban County and be included in the Urban County’s CDBG Program; and

WHEREAS, Douglas County first qualified and began operating as an Urban County for the federal fiscal years (FYs) 2004-2006 based on HUD CPD Notice 03-04, Instructions for Urban County Qualification for Participation in the CDBG Program for Fiscal Years 2004-2006; and

WHEREAS, Douglas County opted out of the CDBG Program on June 28, 2016; and

WHEREAS, the County notified the U.S. Department of Housing and Urban Development on April 17, 2020 of the County’s intention to requalify as an Urban County for the CDBG Program in FY 2021; and

WHEREAS, the rules and regulations to qualify or requalify as an Urban County are published annually and the notice for the FY 2021-2023 are published in HUD CPD Notice 20-03, Instructions for Urban County Qualification for Participation in the CDBG Program for FY 2021-2023; and

WHEREAS, a determination has been made by HUD that the County is authorized to undertake essential community development activities in its unincorporated areas that are necessary to qualify as an Urban County to receive funds from HUD by annual grant agreement. This determination is based on the authority granted to the County pursuant to C.R.S. §§ 29-3-101 to 123; §§ 30-11-101 and 107; §§ 30-20-301 to 310; and §§ 30-20-401 to 422; and

WHEREAS, a determination has been made by HUD that the County, through the Douglas County Multijurisdictional Housing Authority, is authorized to undertake essential housing activities in its unincorporated areas that are necessary to qualify as an Urban County to receive funds from HUD by annual grant agreement. This determination is based on the authority granted the County pursuant to C.R.S. § 29-1-204.5; and

WHEREAS, it is recognized that the County does not have independent legal authority to conduct some kinds of community development and housing assistance activities within the boundaries of the Town and, therefore, its ability to conduct the CDBG Program in the Town is limited by the requirement that it must obtain permission from the Town to perform certain kinds of activities therein, and accordingly, in order for the Town to be considered a part of the Urban County and be included in the County's annual requests to HUD for CDBG funds, it is required by the Regulations that the Town and the County enter into a cooperation agreement wherein the Town authorizes and agrees to cooperate with the County to undertake or to assist in the undertaking of essential community development and housing assistance activities, specifically including urban renewal and publicly assisted housing, within the boundaries of the Town as may be approved and authorized in the County's annual grant agreements with HUD; and

WHEREAS, the participating Town understands that by executing this Agreement it may not apply for grants under the Small Cities or State CDBG Programs for appropriations for federal fiscal years during the period it is participating in the Urban County's CDBG Program; and

WHEREAS, under general provisions of Colorado law governing contracting between governmental entities and by virtue of specific authority granted by C.R.S. § 29-1-203, any two or more political subdivisions of the state may enter into agreements with one another for joint or cooperative action and any one or more political subdivisions entering into the contract is authorized by law to perform; and

WHEREAS the Town now desires to become a participating jurisdiction under the County's status as an Urban County; and

WHEREAS, accordingly, the parties hereto have determined that it will be mutually beneficial and in the general public interest to enter into this Agreement regarding the conduct of the CDBG Program.

NOW, THEREFORE, in consideration of the premises and other provisions hereof, the parties agree as follows:

I. RESPONSIBILITIES OF THE TOWN

A. Town and County Cooperation

The Town will cooperate and work with the County in the preparation of detailed projects and other activities to be conducted or performed within the Town during the federal program years this Agreement is in effect.

The Town will also cooperate with the County to undertake or assist in undertaking community renewal and lower-income housing assistance activities within the Town. The finalized projects and activities will be included in the County's Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required, for said year. The Town understands and agrees, however, that the County shall have final responsibility for the selection of all projects and activities to be included in the grant request and for submission of the request.

The Town shall cooperate fully with the County in all CDBG Program efforts planned and performed hereunder and does hereby allow and permit the County to undertake or assist in undertaking community renewal and lower-income housing assistance activities within the Town as may be approved and authorized in: (1) the County's CDBG agreements, including the Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required; and (2) Subrecipient Agreements.

B. Subrecipient Agreements

The Town understands and agrees that pursuant to 24 C.F.R. § 570.501(b), it is subject to the same requirements applicable to subrecipients, including the requirement for a written agreement ("Subrecipient Agreement") as set forth in 24 C.F.R. § 570.503. This Agreement shall govern the Subrecipient Agreement and each of the individual projects approved during the time this Agreement is in effect.

Upon the execution of this Agreement, the residents of the Town shall be allowed to avail themselves of CDBG funded programs in the County.

In order for the Town to receive and continue receiving CDBG Funds, the following must occur:

1. The Town must execute this Agreement.

2. The Town must apply to the County for CDBG Funds for each specific project or activity.
3. The Town must sign a Subrecipient Agreement with the County for the specific project or activity. The Subrecipient Agreement is governed by 24 C.F.R. § 503. As part of the Subrecipient Agreement, the Town must submit to the County, and the County must approve, the project name, the project purpose, a scope of service, project description, proposed Scope of Work for the specific project or activity, performance measures, staffing, a description of system delivery, project budget, time of performance, reporting requirements, labor standards requirements (if applicable), environmental review requirements, and other financial information. This Agreement shall govern program income, reversion of assets, records, and asset management.
4. The Town must complete and submit the forms and reports that are exhibits to the Subrecipient Agreement in a complete and timely manner.
5. The Town must be in full compliance with the terms and conditions of all Subrecipient Agreements and with all Intergovernmental Agreements it has signed regarding the CDBG Program Administered by HUD.

C. Assurances and Certifications

The Town agrees to comply with HUD Assurances and Certifications contained in the document attached hereto labeled as Exhibit 1 and incorporated herein by reference.

D. Administrative Control

As to any proposed projects funded under this Agreement, the Town agrees that the County shall have the ultimate supervisory and administrative control of the CDBG Program, but that the Town shall be responsible for the expenditures of the funds allocated for each project or activity and for the construction or performance of the projects and activities in compliance with all applicable federal laws and requirements relating to the CDBG Program or the implementation of the Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required, during the period covered by this Agreement.

E. Non-Appropriation Clause

The Town agrees that it will include in every contract it enters, where it relies upon CDBG monies for funding, a non-appropriation clause that will protect itself and the County from any liability or responsibility on any suit which might result from the discontinuance of CDBG funding for any reason.

F. Excessive Force

The Town has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdictions.

G. Expenditure Restrictions

All CDBG funds that are approved by HUD for expenditure under the County's grant agreement, including those that are identified for Town projects and activities, shall be allocated to the specific projects and activities described and listed in the Town's proposal for funding and approved Subrecipient Agreement, and the allocated funds shall be used and expended only for the projects and activities to which the funds are identified. No project, activity, or the amount allocated may be changed without concurrence by the County and acceptance of the revised Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required by HUD, and an approved Subrecipient Agreement that authorizes such project, activity, or amount.

H. Day-To-Day Supervision

The Town will be responsible for the direct, day-to-day supervision and administration of its respective projects or activities and will accomplish this task through the use of its own staff, agents, and employees. The Town will be responsible for any injury to persons or damage to property resulting from negligent acts or error and omissions of its staff, agents, and employees. However, nothing herein shall be construed as a waiver of the rights and privileges of the County and the Town pursuant to the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.*

I. Cost Overruns

Since the Town is responsible for the direct supervision and administration of its respective projects or activities, the County shall not be liable or responsible for cost overruns by the Town on any project or activity. The County shall have no duty or obligation to provide any additional funding to the Town if its projects or activities cannot be completed with the funds allocated by the County to the Town. Any cost overruns shall be the sole responsibility of the Town.

J. Project Changes

No approved project or activity, nor the amount allocated therefore, may be changed without the concurrence of the County and acceptance of the revised Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component by HUD, if required, and acceptance of the revised Subrecipient Agreement. Changes must be requested in writing.

K. Bonds

The Town will include with construction contracts with estimated costs of \$100,000 or more, which requires bid guarantees (5% of the bid), performance (100% of the contract price) and payment bonds (100% of the contract price).

L. Insurance

The Town shall require any contractor it uses on any project, or activity where it relies upon CDBG funds to provide and maintain, until final acceptance by the Town of all work by such contractor, the types of insurance listed hereinafter with insurers with an A- or better rating as determined by Best's Key Rating Guide.

The contractor will be required to procure and maintain, at his/her own expense and without cost to the County, the kinds of minimum amounts of insurance as follows:

1. Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Agreement, and Employers' Liability insurance with the following limits:

Workers' Compensation:	Statutory
Employers' Liability:	\$1,000,000

2. Commercial General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000.00) each occurrence and ONE MILLION DOLLARS (\$1,000,000.00) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

3. Commercial Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000.00) each occurrence with respect to each of the contractor's owned, hired, and non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

4. Professional Liability Insurance coverage in an amount not less than One Million Dollars (\$1,000,000.00), and the contractor shall maintain such coverage for at least two (2) years from the termination of the project.

5. The required Commercial General Liability and Commercial Automobile Liability policies shall be endorsed to include the County and the Town as certificate holders and name the County and the Town, their officers and employees as additional

insureds. The County and the Town will be certificate holders in respect to the required Workers' Compensation and Professional Liability insurance policies. The County reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

6. The contractor shall furnish Douglas County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by Douglas County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the contractor's obligation to provide them. Douglas County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, Douglas County reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, termination, or material change will be sent via mail or e-mail to:

Douglas County Government
Attn: Risk Management
100 Third Street
Castle Rock, Colorado 80104
risk@douglas.co.us

7. The contractor will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types.
8. Douglas County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

M. Records

The Town shall maintain a complete set of books and records documenting its use of the CDBG funds and its supervision and administration of its respective projects and activities in accordance with the Regulations. The Town shall provide full access to these books and records to the County, the Secretary of HUD or his designee, the HUD Office of Inspector General, and the General Accounting Office so that compliance with federal laws and regulations may be confirmed. The Town further agrees to provide to the County, upon request, a copy of any audit records pertaining to the Town's financial operations during the term of this Agreement. Records shall be maintained for five (5) years after closing out the CDBG project.

N. Timelines

The Town shall submit to the County, along with its proposal, a timetable for each project delineating the length of time needed for each phase through the completion of the project. The timetable will be contained in the Subrecipient Agreement and the exhibits thereto. The Town shall comply with the timetable submitted and legally obligate and expend funds accordingly through the end of the project. The Town understands that failure to comply with the timetable may lead to a cancellation of the project and loss of CDBG funding, unless the County determines that there are extenuating circumstances beyond the Town's control and that the project will proceed and will be completed within a reasonable length of time. The timetable's implementation will begin when the County provides written notification to the Town that the proposal(s) has been accepted by HUD. Unobligated or unexpended funds that are lost by the Town will be transferred to the County for distribution to other Subrecipients. The County will review the Town's progress to ensure that the activities are being carried out in a timely manner in accordance with 24 C.F.R. § 570.902.

O. Limitations

The Town agrees that no more than two and one-half percent (2.5%) of the funds the Town actually receives will be used for eligible planning, urban environmental design, and policy-planning-management-capacity building activities, as defined in 24 C.F.R. § 570.205 of the Regulations.

The Town understands that by executing this Agreement, it may not apply for grants under the Small Cities or State CDBG Programs for appropriations for federal fiscal years during the period it is participating in the Urban County's CDBG program.

P. Financial Management

1. The Town's financial management system shall comply with the standards specified in Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

2. The Town agrees that before the County can distribute any CDBG funds, the Town must submit to the County's Department of Community Development documentation and reimbursement form required by such Department which states the amount of funding the Town is requesting. Upon approval of the request, the County will distribute the requested funds to the Town or directly to the appropriate contractor on a reimbursement basis.

Q. Program Income

The Town agrees that, pursuant 24 C.F.R. § 570.504, all Program Income received under the CDBG Program will be retained by the Town and will be disbursed for its CDBG project activities before additional CDBG funds are requested from the County. If the Town terminates participation in the County's CDBG Program, Program Income received subsequent to the Town's termination shall be remitted to the County.

R. Asset Management

If the Town terminates participation in the County's CDBG Program, assets acquired through the CDBG Program shall be managed or disposed of in accordance with 24 C.F.R. Part 85.31 (Real Property), Part 85.32 (Equipment), and Part 85.50 (Close Out), and in accordance with the Subrecipient Agreements.

S. State, Town and County Law Compliance

All responsibilities of the Town enumerated herein shall be subject to applicable State statutes, Town ordinances, resolutions, and any applicable County resolutions, rules, and regulations, and any other rules and regulations insofar as such State and local laws apply to projects located within the Town.

T. HOME Program Compliance

The Town understands that it:

1. May not apply for grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during the period in which it participates in the County's CDBG program; and
2. May receive a formula allocation under the HOME Program only through the Urban County. Thus, even if the County does not receive a HOME formula allocation, the Town cannot form a HOME consortium with other local governments. However, this does not preclude the Town from applying for State HOME funds.

U. ESG Program Compliance

The Town understands that it:

1. May receive a formula allocation under the ESG Program only through the Urban County. Thus, even if the County does not receive an ESG formula allocation, the Town cannot form a HOME consortium with other local governments. However, this does not preclude the Town from applying for State HOME funds.

II. RESPONSIBILITIES OF THE COUNTY

A. Legal Liability and Responsibility

The parties recognize and understand that the County will be the governmental entity required to execute all grant agreements received from HUD pursuant to the County's requests for CDBG funds and that it will thereby become and will be held by HUD to be legally liable and has full responsibility for the execution of the CDBG Program, for following the Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required, and for meeting the requirements of other applicable laws, overall administration and performance of the CDBG Program, including the projects and activities to be conducted in the Town. Accordingly, the Town agrees that as to all projects and activities to be conducted within its boundary limits under any CDBG agreements received by the County that includes the Town, the County shall have the necessary administrative control required to meet HUD requirements.

B. Performance and Compliance Monitoring

The County's supervisory and administrative obligations to the Town shall be limited to the performance of the administrative tasks necessary to make CDBG funds available to the Town and to provide a contract monitor whose job it will be to monitor the various projects funded with CDBG monies to ensure that they comply with applicable federal laws and regulations.

III. RESPONSIBILITIES OF THE PARTIES

A. Federal Compliance

The parties shall take all actions to do all things that are appropriate and required of them to comply with the applicable provisions of the grant agreements received from HUD by the County in which the Town is included, the provisions of the Act and all regulations, rules, and guidelines, promulgated by the various federal departments, agencies, administrations, commissions, or the Secretary of HUD relating to the CDBG Program.

More specifically, the Town and the County agree to take all required actions to comply with the provisions of 24 C.F.R. Part 570, Subpart K, the Davis-Bacon Act, the Contract Work Hours and Safety Standards Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act and 24 CFR 91.225(a) and 5.105(a)), Section 104 (b) and 109 of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973 of Title II of the Americans with Disabilities Act, the Age Discrimination Act of 1975, Section 3 of the Housing and Urban Development Act of 1968, Uniform Federal Accessibility Standards, 24 C.F.R. Part 85 of HUD's Uniform Administrative Requirement for Grants and Cooperative Agreements, Residential Lead-Based Paint Hazard Reduction Act of 1992, as amended, Lead-Based Paint Regulations (24 C.F.R. Part 35, 24 C.F.R. § 570.608, 24 C.F.R. § 982.401) and Title 2 U.S. Code of Federal Regulations Part 200. Additionally, in accordance with the Regulations, no employee, official, agent, or consultant of the Town shall exercise any function or responsibility in which a conflict of interest, real or apparent, would arise.

B. Length of Agreement

This Agreement will remain in effect until the CDBG funds, and where applicable, the HOME and ESG funds, and program income received with respect to the three-year qualification period FY 2021-2023) are expended and the funded activities completed. This stipulation also applies to any successive qualification periods under agreements that provide for automatic renewals. The parties may not terminate or withdraw from the Agreement while the Agreement is in effect.

C. Automatic Renewal

This Agreement will automatically be renewed for participation in successive three-year qualification periods, unless the Town provides written notice that it elects not to participate in a new qualification period. By the date specified by HUD's Urban County qualification notice for the next qualification period, the County will notify the Town of its right not to participate in the upcoming period. The date in the Urban County Qualification Notice will give the Town sufficient time for notification if it elects not to participate. Copies of notices electing not to participate will be sent to the HUD field office.

Amendments will be utilized to make changes in this Agreement and would be necessary to incorporate required changes as set forth in the Urban County Qualification Notice applicable for subsequent three-year periods. An amendment would also be required if there were to be any programmatic administrative or operational changes to this Agreement that were not required by HUD. Amendments would be submitted to HUD as provided in the Urban County Qualification Notice. Failure of a Town to sign an amendment will void the automatic renewal of such qualification period.

D. Fair Housing

As required by HUD, local governments agree to affirmatively further fair housing within their own jurisdictions. The County may not provide any CDBG funding for activities in or in support of the local governments if they do not affirmatively further fair housing within their own jurisdiction or if the local government impedes the County's actions to comply with the County's fair housing certification. The parties will take all actions necessary to assure compliance with the County's certification as stated in section III. A. above.

E. Reporting

The Town will file all reports and other information necessary to comply with the applicable federal laws and regulations as required by the County and HUD. This will include providing to the County information, such as progress reports, final reports, or audit reports, etc., necessary to complete the required HUD reports in a timely fashion. The County shall be responsible for confirming the compliance of the Town's project with applicable federal laws and regulations. The County shall further be responsible for maintaining proper documentation of the County's administrative expenses and for

determining that all necessary reports and information are filed with HUD and other applicable federal agencies in a timely fashion.

F. Non-Profit Support

The parties are encouraged to provide financial support utilizing their general funds, CDBG funds, or other funds available to the non-profit organizations that provide community service activities to the populations in need within the Urban County and the Town.

G. Transfer of Funds

The Town may not sell, trade or otherwise transfer all or any portion of CDBG funds to another such city, urban county, unit of general local government or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

IV. CONTRACT ALTERATION

The terms of this Agreement may be changed or altered only by the mutual agreement of the County and all of the units of local government in the County that are participating in the CDBG Program, subject to approval by HUD. Any such changes or alterations would become effective thirty (30) days after they are put into writing and agreed to by all of the parties herein above mentioned.

V. OTHER PROVISIONS

A. Entire Agreement. This Agreement constitutes the final and complete expression of the parties' agreements with respect to their respective rights and obligations, except to the extent that this Agreement may later be amended by a written instrument.

B. Severability. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

C. Assignability. No party to this Agreement shall assign or transfer any of its rights or obligations hereunder.

D. Appropriations. Notwithstanding any other term, condition or provision herein, each and every obligation of the parties is subject to the requirement of a prior appropriation of funds therefore by the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on the _____ day of _____, 2020.

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS**

By: _____
Roger A. Partridge, Chair

ATTEST:

Deputy Clerk

APPROVED AS TO CONTENT:

By: _____
Douglas J. DeBord, County Manager

APPROVED AS TO LEGAL FORM:

**Carmen Jackson-Brown
Senior Assistant County Attorney**

Date: _____

**APPROVED AS TO FISCAL
CONTENT:**

**Andrew Copland
Director of Finance**

Date: _____

APPROVED AS TO INSURANCE REQUIREMENTS:

**Megan Datwyler
Risk Manager**

Date: _____

TOWN

By: _____
Mike Waid, Mayor

ATTEST:

APPROVED AS TO FORM:

Carol, Baumgartner, Town Clerk

James S. Maloney, Town Attorney

EXHIBIT A CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

TOWN

By: _____ (date)
Mike Waid, Mayor

ATTEST:

APPROVED AS TO FORM:

Carol, Baumgartner, Town Clerk

James S. Maloney, Town Attorney

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program years 2021-2023, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

TOWN

By: _____ (date)
Mike Waid, Mayor

ATTEST:

APPROVED AS TO FORM:

Carol, Baumgartner, Town Clerk

James S. Maloney, Town Attorney

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

TOWN

By: _____ (date)
Mike Waid, Mayor

ATTEST:

APPROVED AS TO FORM:

Carol, Baumgartner, Town Clerk

James S. Maloney, Town Attorney

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Request for Town Council Action

Date: June 15, 2020

Submitted By: Jamie Wynn, Assistant Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.123 - First Reading**
A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code to Add a New Section 13.05.015, Concerning Unauthorized Camping in Floodplains

Department: Town Attorney, Jamie Wynn
Second Reading: July 6, 2020

EXECUTIVE SUMMARY

The purpose of this amendment is to update the Parker Municipal Code to add a section to the Code to address the safety concerns with respect to camping in floodplains and the potential for property damage and injury or death to human life.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The safety issues related to camping in areas that may be prone to flooding include not only those risks to the individuals engaged in the unauthorized camping, but also the potential property damage or personal injury that might be caused by those individual's possessions during a flooding event, for example.

The Mile High Flood District engaged in public meetings to address the public safety and danger concerns with respect to individuals camping in designated floodplain areas. They have documented specific examples of injuries to humans, as well as to property, including flood-related deaths that have occurred due to individuals camping in floodplain areas.

Therefore, it is because of these risks that staff is recommending that Town Council adopt a new Parker Municipal Code Section 13.05.015 to specifically address these concerns, by prohibiting camping in floodplain areas.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 3.01.123

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.123 on first reading and to schedule second reading for July, 6, 2020, as part of the consent agenda.

ORDINANCE NO. 3.01.123, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE TO ADD A NEW SECTION 13.05.015 CONCERNING UNAUTHORIZED CAMPING IN FLOODPLAINS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Parker Municipal Code is amended by the addition of a new Section 13.05.015 to read as follows:

13.05.015 Unauthorized camping prohibited in designated floodplains.

(a) Legislative intent.

(1) To protect the public health, safety and welfare of the Town, its residents, and visitors by prohibiting conduct in floodplains, which may endanger an individual or the general public.

(2) To allow for the removal of personal property reasonably believed to be the result of unauthorized camping in a floodplain, upon reasonable and adequate notice, and providing an opportunity for individuals to retrieve removed personal property upon request to the Town.

(b) For purposes of this Section, the following terms are specific to public property and are defined as follows:

Camp means to reside or dwell temporarily in a place, with shelter. The term "*shelter*" includes, without limitation, any tent, tarpaulin, lean-to, sleeping bag, bedroll, blankets, or any form of cover or protection from the elements other than clothing. The term "*reside or dwell*" includes, without limitation, conducting such activities as eating, sleeping, or the storage of personal possessions.

Floodplain means an area that is subject to flooding, including creeks, gulches, drainageways, channels, swales, detention ponds, culverts, and storm drains.

Personal property means any item that is reasonably recognizable as belonging to a person and that has apparent utility, including, without limitation, personal identification, eyeglasses, money or jewelry.

(c) It shall be unlawful for any person to camp in a floodplain.

(d) The Town may remove and store all unclaimed personal property found at an unauthorized camp site. Illegal items, such as illicit drugs and any items that reasonably appear to be evidence of a crime, will be turned over to the appropriate law enforcement agency. Any items otherwise not regarded as having apparent

utility or that are in an unsanitary condition will be immediately discarded. Removal of personal property under this Section shall be executed pursuant to the following procedure:

(1) At least seventy-two (72) hours prior to the proposed cleanup date, the Town will post a notice stating the date and time of the cleanup. The notice will be posted in the general vicinity of the personal property to be removed.

(2) In the event of the existence of a condition posing an imminent danger of damage or injury to or loss of life, limb, property or health, the Town shall provide a notice of cleanup no more than twenty-four (24) hours prior to the proposed cleanup date.

(3) Personal property removed from illegal camp sites shall be stored in a secure location and shall be held for a period of at least thirty (30) days from the date the cleanup occurred.

(4) An individual may claim ownership of an item of personal property within thirty (30) days from the last date that the cleanup occurred. The Town will not return items reasonably believed to be marijuana or products containing marijuana, and will dispose of such products in accordance with its Parker Police Department policies and procedures for the disposal of illicit substances.

(5) After the thirty- (30-) day storage period elapses, unclaimed personal property will be disposed of by either discarding, recycling, or otherwise disposing of such items, as determined by the Chief of Police.

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: June 15, 2020

Submitted By: Rosemary Sietsema, Executive Assistant
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 20-029**
A Resolution to Approve the Chair and to Appoint Members and Alternates to the Town of Parker Planning Commission

Department: **Community Development, Rosemary Sietsema**

EXECUTIVE SUMMARY

The Planning Commission has a total of 10 members, 7 regular and three (3) alternate, with terms of varying length. The Commission currently has openings for three (3) regular and three (3) alternate members because of resignations and term expirations. The purpose of this Resolution is to appoint recommended applicants to fill the openings prior to June 30, 2020, so the Planning Commission may continue to operate without interruption.

The current openings on the Planning Commission arise from the following:

1. Regular Planning Commissioner Duane Hopkins resigned prior to term expiration.
2. Regular Planning Commissioners John Howe and Richard Foerster have terms that will expire June 30, 2020.
3. Alternate Planning Commissioners Susan Caudill, Tracie Manske and Kimberly Rodell have terms that will expire June 30, 2020.

This action is taken in accordance with the Parker Land Development Ordinance which provides that the Town Council appoint candidates to the Planning Commission including the Chair, regular members and alternate members.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The duties of the Planning Commission as defined by the Town Charter and the Parker Land

Development Ordinance are to prepare the Master Plan, review applications for certain development proposals and make recommendations on land use matters to the Town Council. The Charter also requires the appointment of Planning Commission members satisfying the following requirements:

1. Each person appointed to the Planning Commission reside within the Town limits for at least one (1) year immediately preceding the date of appointment.
2. Each person appointed to the Planning Commission be registered to vote.

Town Council is charged with appointing Regular Planning Commission members to three (3) year overlapping terms. Alternates are appointed to one (1) year terms. The Council will need to appoint three (3) Regular and three (3) Alternate Planning Commission members to fill vacant and expiring positions.

Commissioners John Howe and Richard Foerster request reappointment as regular Planning Commission members. Alternates Susan Caudill, Tracie Manske and Kimberly Rodell request reappointment as regular or alternate Planning Commission members.

The candidates that applied for appointment to the Planning Commission were reviewed and interviewed over the past few weeks. The review committee consists of the Town Council's Community Development Liaisons Cheryl Poage and Josh Rivero; Community Development Director John Fussa; Planning Manager Bryce Matthews; and Community Development Executive Assistant and Recording Secretary Rosemary Sietsema. The review committee recommends the following for appointment to the Planning Commission:

Appointment of three (3) Regular members:

John Howe
Richard Foerster
Kimberly Rodell

Appointment of three (3) Alternate members:

Susan Caudill
Tracie Manske
Anthony Matthews

The terms will commence on July 1, 2020 following Town Council approval of the appointments.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

1. Resolution 20-029

RECOMMENDED MOTION

I move to approve Resolution No. 20-029, as a part of the consent agenda.

RESOLUTION NO. 20-029, Series of 2020

TITLE: A RESOLUTION TO APPOINT THE CHAIR AND TO APPOINT MEMBERS AND ALTERNATES TO THE TOWN OF PARKER PLANNING COMMISSION

WHEREAS, the terms for three (3) regular members of the Planning Commission expire June 30, 2020;

WHEREAS, the terms for three (3) alternate members of the Planning Commission expire June 30, 2020;

WHEREAS, the Town Council of the Town of Parker desires to appoint new regular and alternate members, as described herein; and

WHEREAS, the Town Council of the Town of Parker desires to appoint the Chair of Planning Commission, as described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints Gary Poole as Chairperson of the Planning Commission.

Section 2. The Town Council of the Town of Parker hereby appoints the following regular members to the Planning Commission for the term ending June 30, 2023, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 4. The Town Council of the Town of Parker hereby appoints the following alternate members to the Planning Commission for the term ending June 30, 2021, as described in Exhibit A.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

1. Appointment of two (2) regular member to the Parker Planning Commission, for a term up to and including June 30, 2021.

- a. Eliana Burke
- b. Erik Frandsen

2. Appointment of two (2) regular members to the Parker Planning Commission, for a term up to and including June 30, 2022.

- a. Gary Poole
- b. Ruth Ann Nelson

3. Appointment of three (3) regular members to the Parker Planning Commission, for a term up to and including June 30, 2023.

- a. Richard Foerster
- b. John Howe
- c. Kimberly Rodell

4. Appointment of three (3) alternates to the Parker Planning Commission, for a term up to and including June 30, 2021.

- a. Susan Caudill
- b. Tracie Manske
- c. Anthoney Matthews



Request for Town Council Action

Date: June 15, 2020

Submitted By:

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 20-028.1**
A Resolution to Amend Resolution No. 20-028, Series of 2020,
Concerning the Adoption of the Development-Related User
Fee Schedule and Administrative Code Fee Schedule,
Effective June 15, 2020

Department: **Town Attorney, Kristin Hoffmann**
Town Administrator, Dannette
Robberson
Community Development, Randy Sale

EXECUTIVE SUMMARY

During the implementation analysis of the previously adopted Development-Related User Fee Schedule and Administrative Code Fee Schedule, staff identified a duplicate fee schedule in the Building Division permit fee section and other changes that needed to be made, which are all consistent with the comprehensive user fee study.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

During the implementation analysis, staff identified duplicate building division fees, which needed to be removed. Staff also determined that the appropriate sign program fees were not included in the original fee schedule. Finally, certain fees were from the Building Division development review section were re-categorized and moved to the Planning Division development review section.

FINANCIAL IMPACT

The financial impacts are inconsequential compared to the previously adopted Development-Related User Fee Schedule and Administrative Code Fee Schedule.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 20-028.1

RECOMMENDED MOTION

I move to approve Resolution No. 20-028, on consent agenda.

RESOLUTION NO. 20-028.1, Series of 2020

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 20-028, SERIES OF 2020, CONCERNING THE ADOPTION OF THE DEVELOPMENT-RELATED USER FEE SCHEDULE AND ADMINISTRATIVE CODE FEE SCHEDULE, EFFECTIVE JUNE 15, 2020

WHEREAS, the Town of Parker has adopted a municipal code which allows for the setting of fees by Town Council Resolution; and

WHEREAS, the Town Council of the Town of Parker did adopt the Development-Related User Fee Schedule and Administrative Code Fee Schedule, effective June 15, 2020, pursuant to Resolution No. 20-028; and

WHEREAS, the Development-Related User Fee Schedule and Administrative Code Fee Schedule must be amended to add certain fees, amend certain fee amounts and remove certain other fees;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Amended Development-Related User Fee Schedule and Administrative Code Fee Schedule, attached hereto as **Exhibit 1**, is hereby adopted.

Section 2. These fees shall be reviewed at least annually in conjunction with the budget process and any recommended changes shall be discussed and presented during the budget process.

Section 3. The fees in Exhibit 1 shall remain in effect until changed by a subsequent Resolution of the Town Council or as part of adoption of the Town of Parker budget for fiscal year 2021 or any subsequent fiscal year.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



**Amended
Development-Related
User Fee Schedule**

Pg. 2 – 9
Effective June 15, 2020

**Administrative Code
Fee Schedule**

Pg. 10 – 12
Effective June 15, 2020

A Town of Parker representative will be available to assist applicants in calculating fees due. Payment is due when the application is submitted.

Community Development - Planning Division		
Task Description		Amount
Annexation		
New Annexation Application & Agreement		\$840
Rezoning		
Straight		\$635
New Planned Development		\$9,050
PD Amendment		\$2,790
Variance		\$250
Subdivision		
Sketch Plan		
	0-10 acres	\$3,888.75
	10-100 acres	\$5,186.25
	> 100 acres	\$6,483.75
Preliminary Plan		
	0-10 acres	\$2,722.50
	10-100 acres	\$3,630.00
	> 100 acres	\$4,537.50
Final Plat		
	0-10 acres	\$910
	10-100 acres	\$1,215
	> 100 acres	\$1,520
Replat		\$310
Minor Development Plat		
	0-10 acres	\$1,135
	10-100 acres	\$1,513
	> 100 acres	\$1,890
Condo Plat		\$3,705
Subdivision Agreement Amendment		\$565
Site Plan/Preliminary Site Plan		
Preliminary Site Plan - Nonresidential		
Fees are 50% of Site Plan - Nonresidential	1-2 buildings	\$207.50
	2-5 buildings	\$415.00
	5-10 buildings	\$520.00
	>10 buildings	\$622.50
Preliminary Site Plan - Multifamily		
Fees are 50% of Site Plan - Residential Multifamily	1-2 buildings	\$2,022.50
	2-5 buildings	\$4,045.00
	5-10 buildings	\$5,057.50
	>10 buildings	\$6,067.50

Community Development - Planning Division	
Task Description	Amount
Site Plan/Preliminary Site Plan	
Nonresidential	
1-2 buildings	\$415
2-5 buildings	\$830
5-10 buildings	\$1,040
>10 buildings	\$1,245
Amendment*	\$460
Building Permit	
Commercial Plot Plan Review	\$20
Commercial Permit	\$10
Planning Inspections and Code Compliance Check Review	\$250
Residential Permit Plot Plan Review	\$60
Use by Special Review	
General - Not WCF or Utilities	\$2,000
Wireless Communication Facilities	\$525
Determination of Non-Substantial Change	\$125
Utilities	\$200
Sign Permit	
New	\$73
Planned Sign Program	\$200
Planned Sign Program Amendment	\$200
Residential Design Minimums	
Subdivision	\$640
Changes	\$25
Community Development - Building Division	
Task Description	Amount
Building Permit	
Site Plan Review	\$140
New Residential-SFD and MF (Sketch and Preliminary Plan and Final Plat)	\$340

Engineering/Public Works		
Task Description		Amount
Land Use		
Sketch Plan		
	0-5 acres	\$90
	5-25 acres	\$150
	25-50 acres	\$200
	> 50 acres	\$250
Preliminary Plan		
	0-5 acres	\$720
	5-25 acres	\$790
	25-50 acres	\$850
	> 50 acres	\$920
Final Plat		\$620
Minor Development Plat		
	0-5 acres	\$900
	5-25 acres	\$960
	25-50 acres	\$1,050
	> 50 acres	\$1,140
Use By Special Review		\$190
Site Plan		
	0-5 acres	\$490
	5-25 acres	\$490
	25-50 acres	\$540
	> 50 acres	\$580
Preliminary Site Plan*		\$250
Site Plan Amendment*		\$220
Annexation		\$610
Zoning		\$640
Zoning/PD Amendment		\$520
Agreements		
Subdivision Improvement Agreement		\$810
Development Agreement		\$810
License Agreement		\$260
Intergovernmental Agreement		\$440
Agreement Amendment		\$130
Easement Agreement (separate document)		\$290
Easement Vacation (separate document)		\$390
Request for Easement		\$520
Right-of-Way Dedication or Vacation		\$390

Engineering/Public Works		
Task Description		Amount
Studies/Reports		
Drainage Report		
	0-5 acres	\$560
	5-25 acres	\$1,650
	25-50 acres	\$3,750
	> 50 acres	\$5,760
Drainage Conformance Letter		
	Minor	\$310
	Major	\$620
Traffic Impact Study		
	0-5 acres	\$700
	5-25 acres	\$1,330
	25-50 acres	\$2,790
	> 50 acres	\$4,150
Traffic Conformance Letter		\$280
Pavement Design Report		\$260
Construction Plan Review		
Street/Storm		
	0-5 acres	\$920
	5-25 acres	\$2,120
	25-50 acres	\$4,310
	> 50 acres	\$6,290
Traffic Signal Plans		\$950
Grading/CBMP Plans		
	0-5 acres	\$490
	5-25 acres	\$890
	25-50 acres	\$1,360
	> 50 acres	\$1,820
Utility Plans		\$340
Landscaping Plans		\$270
Detention Pond		\$1,050
Alternate Water Quality Facility		\$960
Construction Plan Revision		
	Minor	\$310
	Major	\$620

Engineering/Public Works	
Task Description	Amount
Construction Plan Review	
Major Drainageway Improvements	
Minor	\$710
Major	\$2,790
Floodplain Modification	\$1,320
Variance Request	\$410
Inspection Fees	
Storm Sewer	
Manhole (EA)	\$85/EA
Inlet (EA)	\$170/EA
Storm Sewer (LF)	\$0.30/LF
Cast-in-Place Culverts (LF)	\$550/EA
Riprap/Outfall Protection	\$0.55/SY
Detention/Water Quality Pond	
Forebay	\$170/EA
Trickle Channel	\$0.45/LF
Outlet Structure	\$250/EA
Spillway	\$170/EA
Alternate Water Quality Facility	\$250/EA
Major Drainageway Improvements	Estimate Provided at Time of Permit Application
Roadway	
Curb & Gutter	\$0.25/LF
Sidewalk/Trail	\$0.25/LF
Curb Ramps	\$85/EA
Crossspan	\$170/EA
Pavement and Subgrade	\$0.33/SY
Underdrain	\$0.30/LF
Traffic Signage	\$10/sign post
Traffic Striping	\$0.10/LF; \$5/symbol
Traffic Signal Installation or Modification	\$225/corner
Bridges	Estimate Provided at Time of Permit Application
Final Warranty Inspections for Public Improvements	\$80.50/Hour

Engineering/Public Works	
Task Description	Amount
Right-of-Way Use Permit Fees	
Application and Administration Fee Includes review of application materials and routine traffic control plans, pre-construction meeting, and final inspection	\$200
Traffic Control Plan Review Fee	\$300
Permit Renewal Fee	\$100
Roadway Pavement Cut	\$5.00/SF
Sidewalk or Curb Cut	\$1.50/SF or \$50 minimum
Boring	\$0.75/LF
Test Hole	\$100 each
Bore - Inspection Fee	\$150 + \$0.10/LF
Trenching - Inspection Fee	
☐ Street Cut less than 50 SF	\$175
☐ Street Cut more than 50 SF	\$175 + \$50 per additional 50 SF
☐ Curb or Sidewalk Cut	\$250
Night/After Hours Inspection Fee	\$150/occurrence
Re-inspection Fee (may be required with permit renewal)	50% of original inspection fees
Work Without a Permit	\$1,000
Non-Conforming Traffic Control	\$500/occurrence
New Pavement Cut Fee (pavement/surface less than five years old)	Additional \$5/SF

Parks & Recreation	
Task Description	Amount
Land Use	
Sketch Plan	
0-5 acres	\$60
5-25 acres	\$60
> 25 acres	\$110
Preliminary Plan	
0-5 acres	\$110
5-25 acres	\$230
> 25 acres	\$340
Final Plat	\$60
Minor Development Plat	
0-5 acres	\$60
5-25 acres	\$110
> 25 acres	\$170
Replat	\$60
Site Plan	
0-5 acres	\$110
5-25 acres	\$170
> 25 acres	\$230
Preliminary Site Plan*	\$60
Annexation	\$110
Zoning	\$170
Zoning/PD Amendment	\$60
Agreements	
Subdivision Improvement Agreement	\$60
Development Agreement	\$60
Construction Plans	
Landscaping Plans	\$60
Legal Review Fees	
Task Description	Amount
Annexation Agreement	\$1000
Annexation Agreement Amendment	\$500
Site Improvement Agreement	\$300
Deed	\$250
Right of Way Dedication/Vacation	\$200
Development Agreement	\$200
License Agreement	\$200
Easement	\$200

**PARKER ADMINISTRATIVE CODE
FEES**

TABLE 3.1 - BUILDING PERMIT FEES FOR ALL OCCUPANCIES EXCEPT GROUP R, DIVISION 3 and ONE and TWO FAMILY DWELLINGS and TOWNHOMES (FOR ELECTRICAL - SEE TABLE 3.2)

Total Valuation Fees

Total Project Valuation	Building Permit Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$ 23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

TABLE 3.2

ELECTRICAL PERMIT FEES Electrical permit fees are set by the State and are subject to change and are currently:

Project valuation is not more than \$2000.00 --- Fee = \$67.00
Project Valuation is $\geq$ \$2000.00 ---- Fee = \$6.00 per \$1000 of the project valuation or fraction thereof plus \$67.00
Re-inspection fee - \$75.00

TABLE 3.3**OTHER INSPECTIONS AND FEES:**

Demolition \$ 50.00
Tents, Temporary Buildings, Mobile Units \$25.00 per 1,000 square feet or fraction thereof
Inspections outside of normal business hours \$100.00 (per hour*) minimum for the 1 st Inspection +\$50.00 for each additional inspection.
Re-inspection fees assessed under provisions Section 305.8 \$75.00 per hour*
Inspections for which no fee is specifically indicated; (minimum charge – one hour) \$75.00 per hour
Additional plan review required by changes after second submittal, deferred submittals, additions or revisions to approved plans.
All fire related permits shall have a base fee of \$200 plus the building valuation including plan review.
Temporary Certificate of Occupancy Request, \$300. TCO Extension requests will require an additional \$150.
*or the total hourly cost to the Town of Parker whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3.4 ELEVATOR/ESCALATOR FEES

Elevator Annual Certification Inspection (Hydraulic or Traction) \$200.00 (2 per Year)
Escalator Certification Inspection (internal and External Witnessed Step Skirt Index) \$1,100.00 (1 per Year)
New Commercial Elevator plan review and inspections \$825.00 per elevator
Platform or Dumbwaiter including plan review and inspections \$550.00 per each New Residential Elevator plan review and inspections \$550.00 per elevator
Special Elevator/Escalator inspections \$110.00 per hour
5 year Witnessed Hydraulic Elevator Test \$200.00
5 year Witnessed Traction Elevator test \$500.00
Major or Minor Modernization including plan review and inspections \$550.00 per each



Request for Town Council Action

Date: June 15, 2020
Submitted By: Jim Gilbert, Deputy Director of Operations
Reviewed By: Michelle Kivela, Town Administrator
Title: Parker Town Hall Chiller Replacement (CIP 20-18)

Amount: \$172,688
Contractor: Colorado Mechanical Systems Inc.
Department: Engineering/Public Works, Jim Gilbert

EXECUTIVE SUMMARY

This capital project is for the replacement of the chiller system at Town Hall. This is a planned replacement of the chiller and funded as part of the 2020 capital projects budget. Colorado Mechanical Systems Inc., is considered to be the lowest responsible bid submitted for this project. Award of this contract allows the completion of the project during the fiscal year.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The existing chiller at Town Hall has been in operation for over eighteen (18) years. The typical life cycle for a scroll type chiller is fifteen (15) years. Over the past several years the existing chiller has experienced an increase in service related issues and maintenance costs. Failure of this chiller would have a major impact on the ability to maintain internal conditioned space temperature throughout the Facility.

This project was bid through a competitive bidding process. A mandatory pre-bid meeting was held on May 19, 2020. The Town conducted a public bid opening on Tuesday, June 2, 2020.

The bidding contractors included, Long (\$159,594), ESCO (\$160,851), Colorado Mechanical Systems (\$172,688), Tryg Group (\$176,796), and Procraft Mechanical (\$205,827). The apparent low bid at the public bid opening was Long at a quoted price of \$159,594.00.

In review of the bid submittals, it was confirmed that both Long and ESCO excluded the

controls integration and programming from their submitted pricing. The other bidders included the cost for controls integration in their submitted documents. It was identified at the mandatory Pre Bid meeting that Control Solutions Inc. would be the sole source provider for this function. Pricing for the controls integration and programming was confirmed through Control Solutions Inc., at a total cost of \$13,850.00.

Adjustments to the submittals by Long and ESCO to include the \$13,850.00 for controls integration are required to provide a relative cost comparison to the other submitted bids. Long's adjusted bid total equals \$173,444 and ESCO's adjusted bid total equals \$174,701.

As a result of this qualification, the bid submitted by Colorado Mechanical Systems Inc., is considered to be the lowest responsible bid at a total price of \$172,688.

FINANCIAL IMPACT

This project was estimated and budgeted for a total cost of \$230,000 through the 2020 budget development cycle. The award of this contract is for \$172,688. There are several additional costs associated with this project including adjustments to the electrical connections and roofing details, both of which will be contracted through other contracted service providers.

The total cost of the project is anticipated to be less than the \$230,000 budgeted amount. No other financial impacts are anticipated for this project.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: June 15, 2020
Submitted By: Mary Colton, Parks and Recreation Director
Reviewed By: Michelle Kivela, Town Administrator
Title: **Indoor Sports Field Turf Replacement- Fieldhouse (RFP #20-004)**

Amount: \$120,648
Contractor: RMTS, Inc. Rocky Mountain Turf Solutions
Department: Parks, Recreation and Open Space, Mary Colton

EXECUTIVE SUMMARY

The synthetic turf at the Fieldhouse is 8 years old and in need of replacement. The turf is showing extreme wear and tear and seams have separated causing significant safety issues. Temporary precautions including the taping of seams to mitigate potential injuries have been taken, but these are only temporary solutions and will not sustain with the resumption of adult and youth sports activities. Turf experts agree the turf is in need of a full replacement. The turf is scheduled to be replaced during the annual closure of the Fieldhouse, which is scheduled for September 1-7, 2020. The projected lifespan and warranty of the new turf is 10 years and Rocky Mountain Turf Solutions in conjunction with Astro Turf will perform the installation. The product, AstroTurf Rootzone 3D3 Blend Trionic and is superior in durability, performance and player safety.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Fieldhouse turf area experiences very high usage, seven days/week for most of the day. It is eight years old and has reached the end of its lifespan. According to the experts the turf should be replaced now due to significant safety concerns. Seams are separating and the turf itself is extremely compacted. The turf is used for youth and adult sports, day camp activities, fitness and sports training, team rentals, birthday parties and for activities for individuals with disabilities to recreate.

The current turf has lasted approximately eight years and this new product has a 10-year warranty.

FINANCIAL IMPACT

The turf area generates a significant amount of revenue through the programming explained above. If we do not replace the turf, we will need to significantly modify and restrict activity and programming on the turf due to the safety concerns identified. This will affect revenue generation, which is highly important at this time given the shutdown due to COVID.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. Fieldhouse Turf Photo

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Illustrates comparison of original installed turf on top of current worn turf





Shows a damaged seam that has been repaired multiple times.



Request for Town Council Action

Date: June 15, 2020
Submitted By: Jason Long, Police Systems Administrator
Reviewed By: Michelle Kivela, Town Administrator
Title: Axon Professional Services Agreement - Year 2

Amount: \$185,136.00
Contractor: Axon Enterprise, Inc.
Department: Information and Technology, Jason Long

EXECUTIVE SUMMARY

The award of this contract will allow for the software support and maintenance of the Axon, Enterprise Inc. systems, including Evidence.com related to the existing professional services agreement with Axon for the purchase, delivery, use and support of their products and services for the Parker Police Department's body worn camera, fleet, and interview room camera programs. This covers year 2 of the 5-year program.

This software suite compliments the Parker Police Departments mission to maximize public safety, customer satisfaction, and maintain quality of life for citizens who live, work and visit Parker. The Axon Software Suite (Evidence.com) and encompassing camera systems (Interview Room, Body Worn, and In-Car) provide a powerful way to maintain evidence of criminal activity and is a valuable tool for law enforcement in documenting enforcement, honesty, integrity and professionalism using each system. Parker Police Department has used these systems effectively and efficiently since 2012.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Axon Enterprise, Inc. is one of the leading providers of technology and weapons products to law enforcement. For the Parker Police Department this includes Interview room camera systems, In-car camera systems, Body-worn camera systems, Axon auto-tagging and other tools necessary for all Police Department staff to work effectively. This is a major software and hardware technology system used by the Parker Police Department and would require a

constructive effort to replace such an integral part of the agency.

The Axon cloud-based services used for Evidence.com meets the compliance of FBI CJIS Security policy. The hardware and software of Axon Enterprise, Inc., is still one of the most effective tools in law enforcement and specifically for the Parker Police Department. Low failure rates and ease of operation in the field as well as full Department use for collaboration, collection and business use case is acceptable with the product.

FINANCIAL IMPACT

The cost for the Axon Enterprise suite for 2020 is \$185,136.00 and this amount is included in the Information Technology budget for 2020.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: June 15, 2020

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 20-030**
A Resolution to Amend Resolution No. 19-104, Series of 2019, to Extend the Expiration Date of the Minor Development Plat for Compark Village South Filing No. 1 Through December 31, 2020, and Approve the Subdivision Agreement for Compark Village South Filing No. 1

Department: **Engineering/Public Works, Alex Mestdagh**

EXECUTIVE SUMMARY

The developer of the proposed Compark Village South subdivision is requesting extensions of several items associated with this project. This item includes the following requests:

- An extension to the expiration date of the development's Minor Development Plat (Filing No. 1) that creates the major infrastructure for the project, and approval of the associated Amended and Restated Subdivision Agreement.
- An extension to the expiration date of the developments' Final Plats - Compark Village South Filing No. 2 and Compark Village South Filing No. 2, Amendment No. 1 – that create single-family residential lots.

These extensions are being requested due to difficulties in obtaining financing for the project because of volatility in the bond market due to the COVID 19 pandemic.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Compark Village South development is located south of E-470 and north of Grandview Estates, between Peoria Road and Chambers Road. The Town Council approved the Minor

Development Plat (Filing No. 1) and the associated Subdivision Agreement for development on September 19, 2016. Under the Town Code, a Developer has 90 days from the date of approval to record a plat and associated agreements before the approvals expire. The Developer of Compark Village South Filing No. 1 has previously requested and received five extensions of this expiration date.

The most recent extension, which was granted by Town Council in December 2019, extended this expiration date to June 30, 2020. This was requested to allow the Developer time to obtain a new permit from the U.S. Army Corps of Engineers (USACE) necessary to construct drainageway improvements with the project, as the original permit that had been obtained for this work had expired. The Town cannot grant construction permits for this project without the appropriate Corps permits in place.

Since this project's last extension, the permit for the drainageway work has been obtained and the developer has made necessary revisions to the construction plans. However, the recent economic issues caused by the COVID-19 pandemic have led to problems in the bond market through which the developer intends to fund the infrastructure. The Developer has requested that the expiration date for the Minor Development Plat and Subdivision Agreement be extended to December 31, 2020, to allow for the market to settle and allow financing to be obtained. The associated Subdivision Improvement Agreement is also proposed to be revised to update the completion dates of the Public Improvements

The Developer has previously committed to advance the security and construction of an additional segment of Belford Avenue, a regional roadway that will be extended through this property. This additional segment will result in a new east-west roadway connection extending from Peoria Street to Chambers Road. The attached Vicinity Map details the two segments of proposed Belford Avenue. If this extension is granted, the construction of this additional segment will remain an obligation of the initial phase of development.

If this extension is not granted, the Developer will have until June 30, 2020, to record the Minor Development Plat and Subdivision Agreement before they expire.

The proposed development also includes two final plats creating residential lots, known as Compark Village South Filing No. 2 and Compark Village South Filing No. 2, Amendment No. 1. The Developer has previously requested and received four extensions of the expiration dates, which extended the expiration dates to December 31, 2020. These two projects are dependent on the infrastructure required to be constructed with Compark Village South Filing No. 1, so these projects cannot move forward before Filing No. 1. The Developer has requested that the expiration dates for the Final Plats for Filing No. 2 and Filing No. 2, Amendment No. 1 be extended to June 30, 2021.

If this extension is not granted, the Developer will have until December 31, 2020 to record these final plats before they expire.

FINANCIAL IMPACT

There are no direct financial impacts to the Town. The financial security amounts that the Developer will be required to provide through the Subdivision Improvement Agreements have been modified to reflect increases in construction costs over the past year, and to include additional public improvements the Developer has committed to construct.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Vicinity Map
2. Extension Request Letter
3. Resolution 20-030

RECOMMENDED MOTION

I move to approve Resolution No. 20-030.

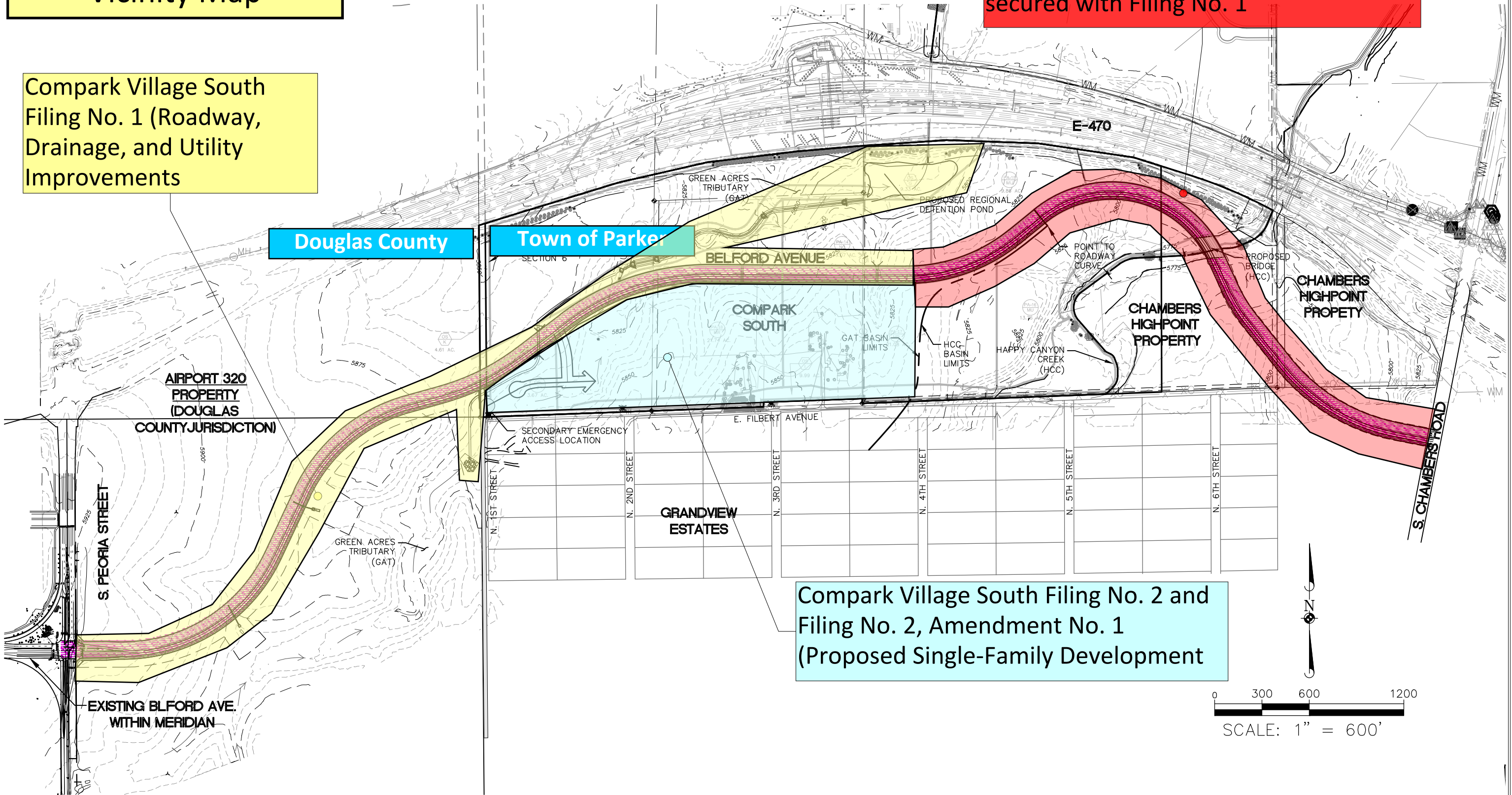
Compark Village South
Vicinity Map

Compark Village South
Filing No. 1 (Roadway,
Drainage, and Utility
Improvements

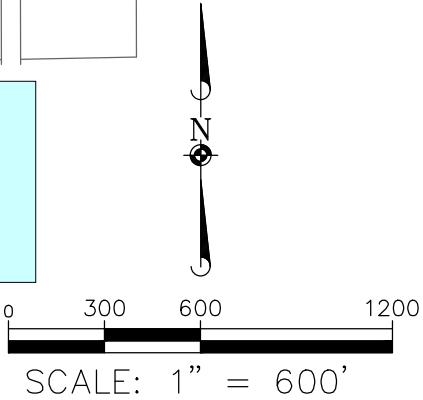
Additional segment of Belford Avenue
secured with Filing No. 1

Douglas County

Town of Parker



Compark Village South Filing No. 2 and
Filing No. 2, Amendment No. 1
(Proposed Single-Family Development



MPV Compark Management, LLC
1001 Bannock Street, Ste. 463
Denver, CO. 80204
303.881.6292

May 18, 2020

Stacey Nerger; Associate Planner
Alex Mestdaugh; Engineering Services Manager
Town of Parker
30120 E. Mainstreet
Parker, CO. 80138-7335

RE: **Compark Village South Filing No.1
Entitlement Extension Request**

Dear Stacey and Alex,

Attached please find the letter dated October 11, 2019, that we submitted to the Town of Parker requesting a six-month extension last year on Compark Village South Filing No. 1 (CVSF1). The Town Council approved our request on December 2, 2019, extending the SIA deadline to June 30, 2020.

Compark's goal during this six-month period was to complete specific milestones with the intent of closing our bond financing, funding our SIA obligation, closing with Century Communities on Tract H, and commencing construction of the trunk infrastructure in CVS F1. We have worked diligently advancing all work required to accomplish these objectives, but the COVID 19- pandemic has resulted in delays.

We are still pushing to have the work completed in order to issue bonds such that we can fund the CVS F1 SIA obligation. In order to issue bonds, our bond underwriter, Stifel Nicolaus & Co Inc., needs to "post" the Preliminary Limited Offering Memorandum ("PLOM"). This allows institutional investors to review the documents which describes the proposed development, its financial obligations, and commences discussions on demand and pricing of the Bond offering. We anticipate having the PLOM ready for posting in June. Unfortunately, the current bond market is in a turbulent state due to the pandemic, and we need an extension of time to allow for the bond market to stabilize.

Alan Matlosz, Managing Director of Stifel Nicolaus, is recommending our request for a *six-month extension through Dec. 31, 2020*, to provide time for the market to stabilize (*see attached letter from Alan*).

I want to stress that five essential milestones below have been completed despite the COVID 19 pandemic, albeit the work has been delayed by 60 days.

(1). 404 Individual Permit - We received permit approval (NOW-2019-01921-DEN) on February 10, 2020 for this important milestone. This allows the project to move forward and gain access with Belford Ave. across the Green Acres Tributary. **MILESTONE COMPLETED.**

(2). Green Acres Tributary - Mile High District ("District") / Town of Parker- Final Design- Last June we deposited \$478,000 with the Town of Parker/Mile High District to complete the necessary scope of services to accommodate the Green Acres Tributary design which was required to meet standard for the 404 permit. In December, we reported the design work was at 60% completion. The District expected the work to be at 90% by the end of February. COVID 19 has delayed this about two months. The design is at 90% now and we received the construction budget. **MILESTONE COMPLETED.**

(3). Town of Parker - review of redesign of CV Filing 1 and CV Filing 2 plans. The Town of Parker/Mile High Flood District required a redesign of an “off channel” detention facility which required modifications to the storm sewer conveyance system because of the revised design for the Green Acres Tributary with the District. The plans were submitted on March 2, 2020 and comments provided on April 13, 2020. We are on second round of addressing the comments which were submitted on May 8, 2020 and expect plans to be approved by June 2020. The resubmittals and reviews were delayed because of COVID 19. **MILESTONE COMPLETED.**

(4). Construction Bids, Contractor selection and Schedule - Construction documents were advertised for Bids on February 28, 2020. We have reviewed the bids and selection of contractors occurred on March 20, 2020. **MILESTONE COMPLETED.**

(5). Century Communities - Closing Documents - COVID 19 pandemic has delayed the willingness of the production homebuilders to close on Tract H of the project development. All of the production builders we work with have reported they have taken a sixty to ninety day “pause” in acquiring land for new development. That being said, Century has committed to move forward provided bonds have been issued necessary to fund the SIA obligations of CV Filing 1. We are in the process of finalizing all closing documents and expect to be in final form by June 15th.

In summary, we have spent a lot of money and worked very diligently in completing the work above despite the COVID 19 pandemic and the challenges it has presented. We understand that the Town has been generous providing us extensions but do believe the extensions were warranted because of the issues resulting from the jurisdictional determination by the Army Corp of Engineers upon the expiration of the non-jurisdictional determination in February 2017 on Green Acres Tributary. There has been a lot of time lost due to the work necessary to get the redesign and permitting of the GAT through the Corp which has been necessary to keep the project moving forward. This work has more than doubled the cost of the Green Acres Tributary, but it is now completed.

In summary, we are asking for a *six-month extension* for:

- The expiration date of the Minor Development Plat for Compark Village South Filing No. 1 and approve the subdivision agreement for Compark Village South Filing No. 1 through December 31, 2020
- The expiration date of the Final Plats for Compark Village South Filing No. 2 and Compark Village South Filing No. 2- Amendment 1 through June 30, 2021.

I earnestly hope you can appreciate the amount of work and effort the Town staff and our team have exerted to get to this point. We believe it would be very counterproductive to not have the time to get the bonds issued and close this deal.

I am hopeful you will agree to this and am prepared to attend the Town Council meeting on June 15th to address any questions.

Sincerely,

Michael Vickers
Developer, MPV Compark Management

RESOLUTION NO. 20-030, Series of 2020

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 19-104, SERIES OF 2019, TO EXTEND THE EXPIRATION DATE OF THE MINOR DEVELOPMENT PLAT FOR COMPARK VILLAGE SOUTH FILING NO. 1 THROUGH DECEMBER 31, 2020, AND APPROVE THE SUBDIVISION AGREEMENT FOR COMPARK VILLAGE SOUTH FILING NO. 1

WHEREAS, the Town Council of the Town of Parker approved the minor development plat (the “Minor Development Plat”) and subdivision agreement (the “Subdivision Agreement”) for Compark Village South Filing No. 1 on September 19, 2016;

WHEREAS, Section 13.07.100(j)(1) of the Parker Municipal Code provides that the failure “to submit all required documentation, including applicable security, within ninety (90) days [of approval] shall render approval off the” Minor Development Plat “null and void;”

WHEREAS, the Planning Director granted a 30-day extension as provided by Section 13.07.100(j)(2) of the Parker Municipal Code;

WHEREAS, the Town Council approved Resolution No. 17-020, Series of 2017, to extend the expiration date of the Minor Development Plat to August 31, 2017;

WHEREAS, the Town Council approved Resolution No. 17-020.1, Series of 2017, to extend the expiration date of the Minor Development Plat to December 31, 2017;

WHEREAS, the Town Council approved Resolution No. 17-020.2, Series of 2017, to extend the expiration date of the Minor Development Plat to December 31, 2018;

WHEREAS, the Town Council approved Resolution No. 18-091, Series of 2018, to extend the expiration date of the Minor Development Plat to December 31, 2019;

WHEREAS, the Town Council approved Resolution No. 19-104, Series of 2019, to extend the expiration date of the Minor Development Plat to June 30, 2020;

WHEREAS, the purpose of the Minor Development Plat is to establish the right-of-way for Belford Avenue, which is an essential roadway to the Town’s road network;

WHEREAS, the property owner needs additional time to secure financing through the issuance of bonds and is requesting that the Town Council extend the expiration date of the Minor Development Plat;

WHEREAS, the Subdivision Agreement needs to be modified, as a result of the extensions of time described herein, to extend the completion dates, as provided in the Subdivision Agreement, which is attached hereto as **Exhibit 1** and incorporated by this reference (the “Subdivision Agreement”);

WHEREAS, the extension of the expiration date of the Minor Development Plat can only be granted by Town Council under Section 13.01.100 of the Parker Municipal Code, if the Town Council determines that the request of the property owner is in the public interest; and

WHEREAS, the Town Council determines that the construction of Belford Avenue is in the public interest and desires to grant the extension of the expiration date for the Minor Development Plat, subject to the terms and conditions contained in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker, Colorado, based upon the recitals of this Resolution, authorizes the extension of the expiration date of the Minor Development Plat through December 31, 2020, subject to the provision of the financial guarantee for Compark Village South Filing No. 1 and the recordation of a fully executed Subdivision Agreement for Compark Village South Filing No. 1. on or before December 31, 2020, and approves the Subdivision Agreement attached hereto.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

SUBDIVISION AGREEMENT Compark Village South Filing No. 1

THIS AGREEMENT is made this _____ day of _____, 20__, by and between the Town of Parker, Colorado, a home rule municipal corporation (the "Town"), and 470 Compark LLC, a Colorado limited liability company (the "Developer").

RECITALS:

A. The Developer is the owner of certain real property located in the Town of Parker known as Compark Village South Filing No. 1, which is more particularly described in **Exhibit A-1**, attached hereto and incorporated herein, and Douglas County is or will be the owner of certain real property located outside the corporate limits of the Town of Parker, which is more particularly described in **Exhibit A-2**, attached hereto and incorporated herein and the Town is or will be the owner of the real property described in **Exhibit A-3** attached hereto and incorporated herein by this reference, (collectively referred to as the "Property").

B. On September 19, 2016, the Town Council of the Town of Parker, after holding all necessary public hearings and having received a recommendation of approval from the Parker Planning Commission, approved the final plat for that portion of the Property described in Exhibit A-1. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein.

C. The approvals cited above are contingent upon the express condition that all duties created by this Agreement are faithfully performed by the Developer.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by the Developer, related to the construction of the public improvements described herein. All conditions contained herein are in addition to any and all requirements of the Town of Parker Subdivision Ordinance and Zoning Ordinance, the Town of Parker Charter, the regulations of Douglas County, any and all state statutes, and any other sections of the Parker Municipal Code, and are not intended to supersede any requirements contained therein.

2. Agreements and Other Requirements.

a. The Developer hereby agrees to perform any and all requirements of the Annexation Agreement entered into between the Town and the Developer on January 5, 2015, which was recorded on January 8, 2015, at Reception No. 2015001337, of the Douglas County real estate records (the "Annexation Agreement"), and the First Amendment Compark Village South Annexation Agreement entered into between the Town and the Developer on July 24, 2017, which was recorded on August 15, 2017, at Reception No. 2017055568. The requirements of the

Annexation Agreement are in addition to the requirements of this Agreement and are not intended to supersede any requirements contained herein.

b. The Developer acknowledges and agrees that the Town entered into an intergovernmental agreement with Douglas County on April 4, 2016, regarding the design, construction and maintenance of Belford Avenue between Peoria Street to Compark Village South, which was amended on April 3, 2017, January 9, 2018, and December 4, 2018 (the "Project IGA"). The Project IGA includes a portion of the Public Improvements described in this Agreement. The Developer agrees to cooperate with the Town and Douglas County in the performance of the Town's and County's obligations under the Project IGA, including the conveyance of right-of-way, the permitting, design, construction, testing and inspection of the roadway and drainage facilities, including the probationary and final acceptance of such roadway and drainage facilities and the maintenance of the same following the probationary and final acceptance of the roadway and drainage facilities, as provided in the Project IGA.

c. In addition to the Project IGA, the Developer has agreed, as a part of this Agreement, to construct Belford Avenue between Chambers Road and Peoria Street, including the associated drainageway and traffic signal improvements, in two (2) segments. The first segment is described in Exhibit C-1, which is attached hereto and incorporated by this reference, will be completed by June 30, 2022 (the "First Segment"). The second segment is described in Exhibit C-2, which is attached hereto and incorporated by this reference, will be completed by December 31, 2022 (the "Second Segment"). The Developer shall furnish the performance guarantee described in paragraph 12 of this Agreement to the Town on or before December 31, 2020, for the construction of Segment 1 and Segment 2 (Belford Avenue between Chambers Road and Peoria Street).

3. Fees. The following fees shall be paid to the Town by the Developer.

a. The Developer hereby agrees to pay the Town the actual cost to the Town for plan review, engineering review, hydrological and surveying review, prior to and during the development process, and for construction observation, inspection and materials testing during the construction process for public improvements, and for construction observation, inspection and materials testing and electronic deliverable review during the warranty period for public improvements, and for legal services (the "actual costs") rendered in connection with the review of the subdivision of the Property, including related administrative fees not to exceed one hundred fifteen percent (115%) of the actual costs. In addition, the Developer shall reimburse the Town for the costs of making corrections or additions to the master copy of the official Town map and for the fee for recording the final plat and accompanying documents with the Douglas County Clerk and Recorder.

b. The Developer shall pay the impact fees, as established by Town ordinances, in effect at the time this Agreement is executed. The Developer shall pay the foregoing impact fees in effect at the time specified by such ordinances.

c. The Developer acknowledges and agrees that the Town, pursuant to this Agreement, shall be granted construction easement(s) that are reasonably sufficient to complete the public improvements.

d. The Developer shall pay all fees required by Douglas County for the grading, construction and inspection of the Public Improvements described in the Project IGA.

4. Specific Conditions. The Developer hereby agrees that:

a. Any approval obtained from the Town of Parker does not obviate the Developer's need to comply with the requirements of Sections 7 and 9 of the Endangered Species Act of 1973, 16 U.S.C. 1531, *et seq.*, as amended, or with any other applicable federal, state or local laws and regulations.

b. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities as described in the landscape plans approved by the Town for the Property (the "Streetscape Improvements"). If installation of Streetscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Streetscape Security") of the materials cost as described in **Exhibit E**, attached hereto and incorporated herein, and will complete the Streetscape Improvements according to the landscape plans as provided by Section 13.07.150(c)(2) of the Town's Land Development Ordinance. The Town may reduce the Streetscape Security, in the exercise of its sole discretion, as the Streetscape Improvements are completed and accepted by the Town for final acceptance, subject to Section 13.07.150(c) of the Town's Land Development Ordinance for the Streetscape Improvements.

c. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described in **Exhibit F**, attached and incorporated herein, and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.

d. The Developer agrees to preserve trees shown on **Exhibit G**, which is attached hereto and incorporated by this reference.

e. Prior to probationary acceptance of the Public Improvements, the Developer shall install a fire hydrant and approved emergency access barrier in the offsite emergency access cul-de-sac located at the north dead end of 1st Street.

f. Within thirty (30) days following formal notice from the Town, the Developer shall pay to the Town one hundred percent (100%) of the cost to construct the major drainageway improvements to Green Acres Tributary, as determined by the Town and the Mile

High Flood District (the "Green Acres Tributary Payment"). The Town may withhold probationary acceptance of the Public Improvements until the Green Acres Tributary Payment is made to the Town.

5. Title Commitment. A title commitment for the Property shall be provided to the Town. The title commitment shall show that all property to be dedicated to the Town is or shall be, subsequent to the execution and recording of the final plat, free and clear of all liens and encumbrances (other than real estate taxes which are not yet due and payable), which would make the dedications unacceptable as the Town, in its sole discretion, determines.

6. Breach by the Developer; the Town's Remedies. In the event of a breach of any of the terms and conditions of this Agreement by the Developer, the Town Council shall be notified immediately and the Town may take such action, as permitted and/or authorized by law, this Agreement or the ordinances and Charter of the Town, as the Town deems necessary to protect the public health, safety and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship and undue risk. The remedies include, but are not limited to:

- a. The refusal to issue any building permit or certificate of occupancy;
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- c. A demand that the security given for the completion of the public improvements be paid or honored; or
- d. Any other remedy available at law.

Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to security given for the completion of the public improvements, the Town shall provide the Developer thirty (30) days' written notice of its intent to take any action under this paragraph, during which thirty-day period the Developer may cure the breach described in the notice and prevent further action by the Town.

7. Public Improvements and Warranty. All drainage structures, paved streets, including sidewalk, curb, gutter and slope easements, and necessary appurtenances for the Property, as shown on the final plat (for Segment 1), landscape plans and the associated construction documents for Segment 1 and Segment 2 (collectively referred to as the "Public Improvements"), as approved by the Director of Engineering/Public Works of the Town, shall be installed and completed at the expense of the Developer and dedicated and/or conveyed to the Town, subject to the Project IGA. The Public Improvements required by this Agreement and shown on the final plat (for Segment 1), as well as associated construction documents approved by the Director of Engineering/Public Works of the Town (for Segment 1 and Segment 2) and the costs of these Public Improvements, are set forth on Exhibit C-1 for Segment 1 and Exhibit C-2 for Segment 2. All Public Improvements covered by this Agreement shall be made in accordance with the final plat (for Segment 1) and associated construction documents (for Segment 1 and Segment 2) drawn according to regulations and construction standards for such improvements and approved by the Director of Engineering/Public Works of the Town, subject to the Project IGA.

The Developer shall warrant any and all Public Improvements for a period of two (2) years from the date the Town's Director of Engineering/Public Works grants probationary acceptance of the Public Improvements, as approved by the Town, subject to the Project IGA. The warranty period shall extend to the date final acceptance is granted in writing by the Town's Director of Engineering/Public Works, subject to the Project IGA. The Developer shall be responsible for scheduling the necessary inspections for probationary and final acceptance, subject to the Project IGA. Specifically, but not by way of limitation, the Developer shall warrant the following:

- a. That the title conveyed shall be marketable and its transfer rightful;
- b. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and
- c. Any and all facilities so conveyed shall be in conformity with the Town's specifications and shall be free of defects in materials or workmanship for a period of two (2) years, as stated above, including, but not limited to, cracks, breakage, settling, or other deterioration of the Public Improvements, no matter the cause, for a period of two (2) years, as stated above.

The Town will accept for maintenance all Public Improvements after the warranty period has expired, provided all warranty work has been completed, subject to the Project IGA. The Town shall accept for snow removal purposes only all dedicated public streets after probationary acceptance has been granted in writing by the Director of Engineering/Public Works, subject to the Project IGA. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town's specifications, prior to final acceptance.

Notwithstanding anything to the contrary contained in this Agreement, the Town will not accept for ownership, maintenance or operation any private improvements that are described as Public Improvements in this Agreement, that include, but are not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians that will be privately maintained, as described on the final plat and/or subject to a license agreement as provided by paragraph 14 of this Agreement.

8. Observation. The Town shall have the right to make reasonable engineering observations at the Developer's expense, as the Town may request. Observation, acquiescence in, or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of the construction of such Public Improvements. Such approval shall be made by the Town only after completion of construction and in the manner hereinafter set forth, subject to the Project IGA.

9. Completion of Public Improvements. The obligations of the Developer provided for in paragraph 7 of this Agreement, including the inspections hereof, shall be performed on or before June 30, 2022, for Segment 1 and December 31, 2022, for Segment 2, and proper application for acceptance of the Public Improvements shall be made on or before such date. Upon completion of construction by the Developer of such Public Improvements, the Town's Director of Engineering/Public Works or his designee shall inspect the improvements and certify with specificity their conformity or lack thereof to the Town's specifications, subject to the Project IGA.

The Developer shall make all corrections necessary to bring the improvements into conformity with the Town's specifications, subject to the Project IGA. Once approved by the Town's Director of Engineering/Public Works, the Town shall accept said improvements upon conveyance, pursuant to paragraph 11, subject to the Project IGA; provided, however, the Town shall not be obligated to accept the Public Improvements until the actual costs described in paragraphs 3.a., b and d of this Agreement are paid in full by the Developer.

10. Related Costs – Public Improvements. The Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements, at its sole cost and expense, including reproducible "as built" drawings certified accurate by a professional engineer registered in the State of Colorado.

11. Improvements to be the Property. All Public Improvements for roads, concrete curbs and gutters, storm sewers, and drainage improvements accepted by the Town shall be dedicated to the Town and warranted for a period of two (2) years following probationary acceptance by the Town, as provided above, subject to the Project IGA.

12. Performance Guarantee. In order to secure the construction and installation of the Public Improvements, the Developer shall, on or before December 31, 2020, furnish the Town, at the Developer's expense, with the performance guarantee described herein. The performance guarantee provided by the Developer shall be cash security in an amount equal to one hundred ten percent (110%) of the estimated costs of the Public Improvements to be constructed and installed, as set forth in Exhibit C-1 and Exhibit C-2, to secure the performance and completion of the Public Improvements. The Developer agrees that approval of the final plat for Segment 1 by the Town is contingent upon the Developer's provision of cash to the Town, in the amount and form provided herein. Failure of the Developer to provide cash to the Town, in the manner provided herein, shall negate the Town's approval of the final plat for Segment 1. The cash shall be paid to the Town according to the terms and conditions of the "Financial Guarantee," which shall be substantially in the form and content set forth in **Exhibit D**, attached hereto and incorporated herein, and shall be subject to the review and approval of the Town Attorney. The Developer shall not start the construction of any public or private improvement on the Property, including, but not limited to, staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the final plat for Segment 1 is recorded in the real estate records of Douglas County and the Town has received cash and approved the Financial Guarantee.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town's Director of Engineering/Public Works, as set forth in Exhibit C-1 and Exhibit C-2. If, however, they are unable to agree, the Director of Engineering/Public Works' estimate shall govern after giving consideration to information provided by the Developer, including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of security. No representations are made as to the accuracy of these estimates and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimates on an annual basis. Adjusted cost estimates will be made according to changes in the Construction Costs Index, as published by

the Engineering News Record. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with a new or amended Financial Guarantee in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with a new or amended Financial Guarantee, the Town may exercise the remedies provided for in paragraph 6 of this Agreement; provided, however, that prior to increasing the amount of additional security required, the Town shall give credit to the Developer for all required Public Improvements which have actually been completed so that the amount of security required at any time shall relate to the cost of required Public Improvements not yet constructed.

In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 9 of this Agreement or a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the Financial Guarantee to complete the Public Improvements called for in this Agreement.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the Town Director of Engineering/Public Works, the Developer shall provide to the Town an irrevocable letter of credit or Financial Guarantee in the amount of twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the Town during the two-year warranty period. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

13. Nuisance Conditions. The Developer agrees to prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by Title 6 of the Parker Municipal Code, and as referenced in Title 11 of the Parker Municipal Code. In the event the authorized inspector/designated Town authority determines that a nuisance exists, the Developer shall be subject to the provisions set forth in Parker Municipal Code Sections 11.12.040 and 11.12.050, regarding the abatement of nuisances and the cost assessed for the abatement thereof or the nuisance regulations of Douglas County for that portion of the Public Improvements constructed outside of the Town's boundaries.

In addition to the provisions above, if the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon thirty (30) days' notice under this Agreement, exercise the right to draw upon the performance guarantee specified in paragraph 12 of this Agreement. The Town may draw on the performance guarantee in order to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Parker Municipal Code or the nuisance regulations of Douglas County for that portion of the Public Improvements constructed outside of the Town's boundaries. The Town may exercise this right in addition to, or in lieu of, the withholding of permits and/or the withholding of certificates of occupancy. The right to draw on the performance guarantee shall be subject to the sole discretion of the Town, provided the Developer has received thirty (30) days' notice, as provided herein.

The Town Planning Department and the Department of Engineering/Public Works shall be authorized to cease processing any land use or permit applications submitted by the same developer for the property that is contained within the same Planned Unit Development, until the

nuisance is abated. This shall include, but not be limited to, acceptance of applications, sending referrals, scheduling meetings or hearings, or conducting reviews of projects.

14. Association. An association shall be created by the Developer under the laws of the State of Colorado or the Property shall be included in an existing association, if possible. The association must be lawfully established before any properties within the development are sold to third parties. The articles of incorporation shall be reviewed by the Town Attorney to insure that they have met the Town's requirements and the articles provide that the association will maintain the private improvements, including, but not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians, as identified on the final plat and/or subject to a license agreement(s) entered into between the Developer and the Town, contemporaneously with this Agreement or prior to final acceptance of the Public Improvements, and to assume all responsibilities therefor as shown on the final plat and/or described in the license agreement(s), including sufficient funding to meet these responsibilities. Notwithstanding the foregoing, a special district created by the Developer may assume the responsibilities of an association as described herein.

15. Indemnification. The Developer shall indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of the Developer, or of any other person or entity for whose act or omission the Developer is liable, with respect to construction of the Public Improvements; and the Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim.

The Developer shall pay all property taxes on the Property dedicated to the Town, and shall indemnify and hold harmless the Town for any property tax liability.

The Developer shall require that all contractors and other employees engaged in construction of Public Improvements shall maintain adequate workers' compensation insurance and public liability coverage and shall faithfully comply with the provisions of the Federal Occupational Safety and Health Act.

16. Waiver of Defects. In executing this Agreement the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer, as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions adopting this Agreement.

17. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

18. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Parker Municipal Code and the laws of the State of Colorado.

19. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

20. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, as the case may be.

21. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

22. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

23. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Developer and a court of competent jurisdiction determines that the Developer was in default in the performance of the Agreement, the Developer shall pay the attorney fees, expenses and court costs of the Town.

24. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address, as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town: Town of Parker
 Attn: Director of Engineering/Public Works
 20120 E. Mainstreet
 Parker, Colorado 80138

With a copy to: Town of Parker
 Attn: Town Attorney
 20120 E. Mainstreet
 Parker, Colorado 80138

Notice to Developer: 470 Compark LLC
 C/O MPV Compark Management
 1001 Bannock St., Suite 240
 Denver, CO 80204
 Attn: Michael Vickers
 Email: michaelvickers@mpvcompark.com

And: Thomas Triplett, Manager
C/O Vickers Trusts
1223 North Rock Road, Building H, Suite 100
Wichita, KS 67206-1271
Facsimile No.: (316) 636-2440
Email: tttriple@twgfirm.com

With a copy to: Moyer White LLP
Attn.: Jennifer L. Stenman
16 Market Square, 6th Floor
1400 16th Street
Denver, CO 80202
Facsimile: (303) 292-4510
Jennifer.stenman@moyerwhite.com

25. Force Majeure. Whenever the Developer is required to complete the construction, repair or replacement of Public Improvements by an agreed deadline, the Developer shall be entitled to an extension of time equal to a delay in completing the foregoing, due to unforeseeable causes beyond the control and without the fault or negligence of the Developer, including, but not limited to, acts of God, weather, fires and strikes.

26. Approvals. Whenever approval or acceptance of the Town is necessary, pursuant to any provision of this Agreement, the Town shall act reasonably and in a timely manner in responding to such request for approval or acceptance.

27. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of the Developer under this Agreement, without the prior written approval of the Town. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the transfer or assignment of any of the rights and obligations of the Developer under this Agreement.

28. Recording of Agreement. This Agreement shall be recorded in the real estate records of Douglas County and shall be a covenant running with the Property, in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

29. Title and Authority. The Developer expressly warrants and represents to the Town that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this Subdivision Agreement. The Developer and the undersigned individuals understand that the Town is relying on such representations and warranties in entering into this Agreement.

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: _____
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

DEVELOPER: 470 COMPARK LLC
a Colorado limited liability company

By: _____
Thomas Triplett, Manager

STATE OF KANSAS)
)ss.
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Thomas Triplett, as Manager of 470 Compark LLC, a Colorado limited liability company.

My commission expires: _____.

(SEAL)

Notary Public

EXHIBIT LIST

Exhibit A-1	Legal Description of the Compark Village South Filing No. 1 Property
Exhibit A-2	Legal Description of Douglas County Property (Belford Avenue Right-of-Way)
Exhibit A-3	Legal Description of Town Property (Belford Avenue Right-of-Way)
Exhibit B	Copy of the Final Plat
Exhibit C-1	Estimated Cost of the Segment 1 Public Improvements
Exhibit C-2	Estimated Cost of the Segment 2 Public Improvements
Exhibit D	Form of Financial Guarantee Agreement
Exhibit E	Estimated Cost of Streetscape Improvements
Exhibit F	Estimated Cost of Landscape Improvements
Exhibit G	Description of Existing Trees

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A-1

LEGAL DESCRIPTION: PROPERTY WITHIN TOWN OF PARKER

COMPARK VILLAGE SOUTH FILING NO. 1

PART OF LOTS 19, AND 20, ALL OF LOTS 21, 22, AND 23, AND THAT 40-FOOT RIGHT OF WAY, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 883, AT RECEPTION NO. 105760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE 1216.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT BOOK 902 AT PAGE 576 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 72°48'01" EAST A DISTANCE OF 328.41 FEET;
- 2) NORTH 73°02'20" EAST A DISTANCE OF 596.76 FEET;
- 3) NORTH 77°03'02" EAST A DISTANCE OF 576.89 FEET;
- 4) NORTH 83°04'45" EAST A DISTANCE OF 573.61 FEET;
- 5) NORTH 85°05'07" EAST A DISTANCE OF 380.93 FEET;
- 6) NORTH 86°06'18" EAST A DISTANCE OF 574.74 FEET;
- 7) SOUTH 87°52'51" EAST A DISTANCE OF 578.89 FEET;
- 8) SOUTH 81°41'15" EAST A DISTANCE OF 612.23 FEET;
- 9) SOUTH 72°31'23" EAST A DISTANCE OF 371.41 FEET TO A POINT ON A CURVE;
- 10) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°57'27", A RADIUS OF 3005.03 FEET, AN ARC LENGTH OF 574.70 FEET, THE CHORD OF WHICH BEARS SOUTH 67°01'44" EAST, A DISTANCE OF 573.82 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056842 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 21°56'14" WEST, A DISTANCE OF 91.83 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 153.47 FEET, THE CHORD OF WHICH BEARS SOUTH 43°55'15" WEST, A DISTANCE OF 149.74 FEET;
- 3) SOUTH 65°54'15" WEST, A DISTANCE OF 75.57 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 85.73 FEET, THE CHORD OF WHICH BEARS SOUTH 78°11'04" WEST, A DISTANCE OF 85.08 FEET;
- 5) NORTH 89°32'07" WEST, A DISTANCE OF 9.07 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE THE LEFT HAVING A CENTRAL ANGLE OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 45.19 FEET, THE CHORD OF WHICH BEARS SOUTH 83°59'30" WEST, A DISTANCE OF 45.10 FEET;
- 7) SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET;
- 9) SOUTH 86°58'10" WEST, A DISTANCE OF 149.52 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056677 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

COMPARK VILLAGE SOUTH FILING NO. 1

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 86°58'10" WEST, A DISTANCE OF 158.57 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 116.66 FEET THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET;
- 3) SOUTH 53°32'56" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET;
- 5) SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET;
- 7) SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET;
- 9) SOUTH 20°41'38" EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET;
- 11) SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°06'21" WEST, A DISTANCE OF 80.20 FEET;
- 13) SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°17'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
- 2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
- 3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 1085.67 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 6,539,184 SQUARE FEET OR 150.119 ACRES, MORE OR LESS.

EXHIBIT A-2

LEGAL DESCRIPTION: PROPERTY OUTSIDE THE CORPORATE LIMITS OF
THE TOWN OF PARKER

EXHIBIT A-2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1 TO BEAR NORTH 00°30'14" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST, A DISTANCE OF 174.02 FEET ALONG SAID EAST LINE TO A NON-TANGENT CURVE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°06'15", A RADIUS OF 1,555.00 FEET, AN ARC LENGTH OF 247.09 FEET, THE CHORD OF WHICH BEARS SOUTH 69°57'12" WEST, A DISTANCE OF 246.83 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 74°30'20" WEST, A DISTANCE OF 220.72 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°25'44", A RADIUS OF 995.00 FEET, AN ARC LENGTH OF 858.38 FEET, THE CHORD OF WHICH BEARS SOUTH 49°47'28" WEST, A DISTANCE OF 832.01 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 25°04'36" WEST, A DISTANCE OF 433.98 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50°26'30", A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 972.81 FEET, THE CHORD OF WHICH BEARS SOUTH 50°17'51" WEST, A DISTANCE OF 941.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75°31'06" WEST, A DISTANCE OF 200.51 FEET;
THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 319.15 FEET;
THENCE SOUTH 44°39'42" WEST, A DISTANCE OF 73.18 FEET TO A LINE 62.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 00°19'20" EAST, A DISTANCE OF 1,055.54 FEET ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 89°25'34" WEST, A DISTANCE OF 62.50 FEET ALONG SAID SOUTH LINE TO SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE NORTH 00°19'20" WEST, A DISTANCE OF 1,127.28 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF PEORIA STREET AS RECORDED JANUARY 8, 1998 IN BOOK 1500 AT PAGE 2361 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 89°40'40" EAST, A DISTANCE OF 51.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF SAID PEORIA STREET;

THENCE NORTH 00°19'20" WEST, A DISTANCE OF 170.11 FEET ALONG LAST SAID EAST LINE;

SEE SHEET 2 OF 5



6008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BELFORD AVENUE	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: BJP	SHEET 1 OF 5 00C.LCPKC3.03
DRAWN BY: GDP	
DATE: 10/14/16	
SCALE: N/A	

EXHIBIT A-2

LEGAL DESCRIPTION (CONTINUED...)

THENCE NORTH 89°39'42" EAST, A DISTANCE OF 12.51 FEET;
THENCE SOUTH 45°20'18" EAST, A DISTANCE OF 71.90 FEET;
THENCE NORTH 89°39'42" EAST, A DISTANCE OF 284.74 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°10'56",
A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 584.14 FEET, THE CHORD OF WHICH BEARS NORTH
71°34'14" EAST, A DISTANCE OF 574.48 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF
28°24'09", A RADIUS OF 995.00 FEET AN ARC LENGTH OF 493.24 FEET, THE CHORD OF WHICH BEARS
NORTH 39°16'41" EAST, A DISTANCE OF 488.20 FEET TO A POINT OF TANGENCY;

THENCE NORTH 25°04'36" EAST, A DISTANCE OF 433.98 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°25'44",
A RADIUS OF 1,105.00 FEET, AN ARC LENGTH OF 953.28 FEET, THE CHORD OF WHICH BEARS NORTH
49°47'28" EAST, A DISTANCE OF 923.99 FEET TO A POINT OF TANGENCY;

THENCE NORTH 74°30'20" EAST, A DISTANCE OF 220.72 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°04'13",
A RADIUS OF 1,445.00 FEET, AN ARC LENGTH OF 279.19 FEET, THE CHORD OF WHICH BEARS NORTH
68°58'13" EAST, A DISTANCE OF 278.76 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 1;

THENCE SOUTH 00°30'14" EAST, A DISTANCE OF 121.43 FEET ALONG LAST SAID EAST LINE TO THE
POINT OF BEGINNING.

CONTAINING 452,384 SQUARE FEET OR 10.3853 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE
ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING LLC



8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303 708 0500 fx:303 708 0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BELFORD AVENUE
COUNTY OF DOUGLAS, COLORADO
EXHIBIT A

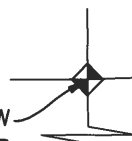
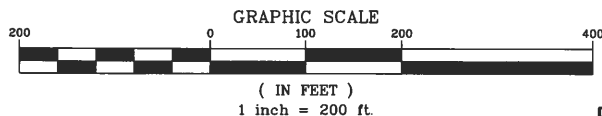
PROJ. MGR: BJP
DRAWN BY: GDP
DATE: 10/14/16
SCALE: N/A

SHEET
2 OF 5
00C.LCPKC3.03

EXHIBIT A-2

EAST QUARTER CORNER SECTION 1, T6S, R67W
FOUND NO. 5 REBAR W/3.25" ALUMINUM CAP
STAMPED "LS 16406, 1997"

EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 5 SOUTH, RANGE 67 WEST



TRACT A
FUTURE COMPARK VILLAGE
SOUTH FILING NO. 1
BELFORD AVENUE

SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST

UNPLATTED

N 74°30'20" E
220.72'
BELFORD AVENUE
452,384 S.F.±
10.3853 AC.±

S 00°30'14" E
121.43'

TRACT J

POINT OF
BEGINNING

TRACT L

Δ=49°25'44"
R=1105.00' L=953.28'
CH=N 49°47'28" E 923.99'

Δ=49°25'44"
R=995.00' L=858.38'
CH=S 49°47'28" W 832.01'

Δ=9°06'15"
R=1555.00' L=247.09'
CH=S 69°57'12" W 246.83'

POINT OF COMMENCING

SOUTHEAST CORNER SECTION 1, T6S, R67W
FOUND NO. 5 REBAR W/2" ALUMINUM CAP
STAMPED "LS 28286, 2001"

NORTH LINE OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

UNPLATTED

FIRST STREET

LOT 1
BLOCK 6
GRAND VIEW
ESTATES

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



8008 E. Annapolis Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BELFORD AVENUE

COUNTY OF DOUGLAS, COLORADO

EXHIBIT A

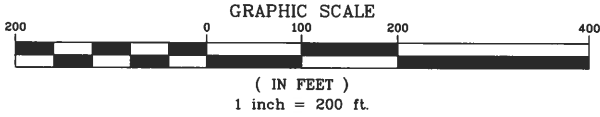
PROJ. MGR.: BJP
DRAWN BY: GDP
DATE: 10/14/16
SCALE: 1" = 200'

SHEET

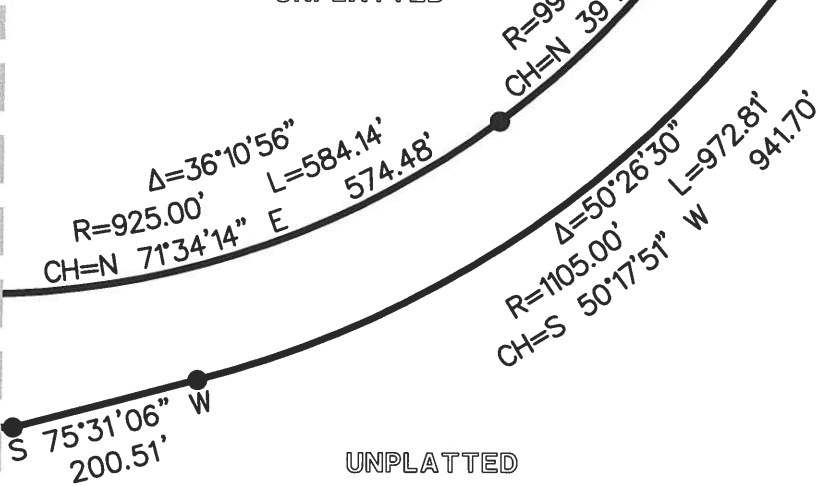
3 OF 5
00C.LCPKC3.03

10/14/2016 11:24 AM Dwg Name: P:\Cpckc3\ComSouth03-Ultimate Belford Ave\dwg\Surv\Exhibits Surv\00C.LCPKC3.03-SL-BELFORD.dwg Updated By: BPfohl

EXHIBIT A-2



SEE SHEET 5



NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



6008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BELFORD AVENUE

COUNTY OF DOUGLAS, COLORADO

EXHIBIT A

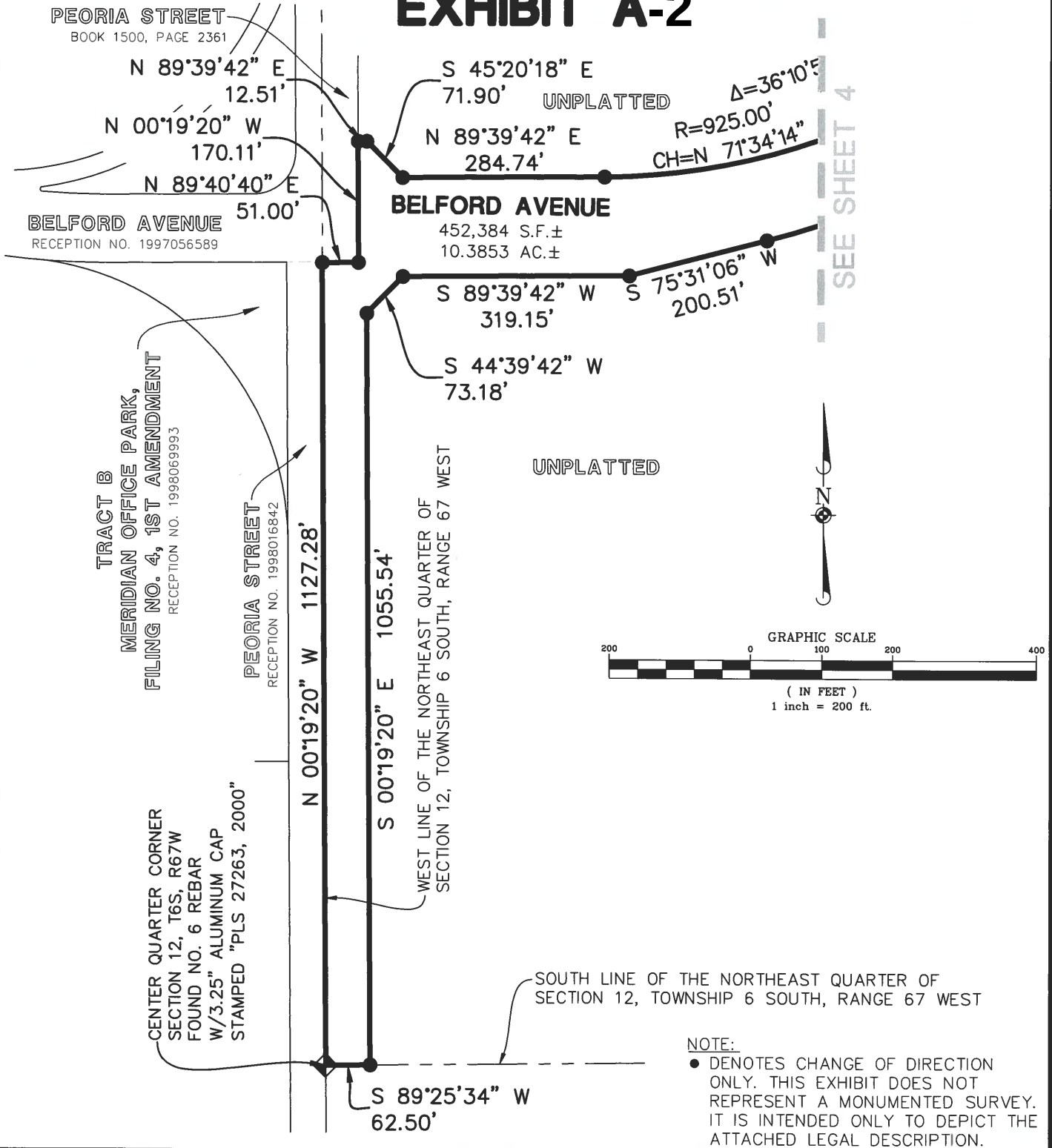
PROJ. MGR.: BJP
DRAWN BY: GDP
DATE: 10/14/16
SCALE: 1" = 200'

SHEET

4 OF 5
00C.LCPKC3.03

10/14/2016 11:24 AM Dwg Name: P:\C\cpc\3\ComSouth03-Ultimate Belford Ave\dwg\Exhibits_Surv\00C.LCPKC3.03-SL-BELFORD.dwg Updated By: BPFohl

EXHIBIT A-2



6008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BELFORD AVENUE	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: BJP	SHEET
DRAWN BY: GDP	5 OF 5
DATE: 10/14/16	00C.LCPKC3.03
SCALE: 1" = 200'	

EXHIBIT A-3

LEGAL DESCRIPTION OF TOWN PROPERTY (BELFORD AVENUE RIGHT OF WAY)

EXHIBIT A-3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 87°49'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 66°07'14" EAST, A DISTANCE OF 2361.61 FEET TO THE CENTERLINE OF HAPPY CANYON CREEK AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 77°31'06" EAST, A DISTANCE OF 103.01 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°52'15", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.51 FEET, THE CHORD OF WHICH BEARS NORTH 79°27'14" EAST, A DISTANCE OF 13.51 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°19'54", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 76.77 FEET, THE CHORD OF WHICH BEARS SOUTH 27°27'09" EAST, A DISTANCE OF 76.74 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 24°47'12" EAST, A DISTANCE OF 179.04 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°28'38", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 238.78 FEET, THE CHORD OF WHICH BEARS SOUTH 32°01'31" EAST, A DISTANCE OF 238.14 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 39°15'50" EAST, A DISTANCE OF 346.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°47'45", A RADIUS OF 1141.04 FEET, AN ARC LENGTH OF 792.53 FEET, THE CHORD OF WHICH BEARS SOUTH 59°09'43" EAST, A DISTANCE OF 776.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°03'36" EAST, A DISTANCE OF 190.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16, RECORDED DECEMBER 19, 2000 AT RECEPTION NO. 91584;

THENCE SOUTH 10°56'24" WEST, A DISTANCE OF 110.09 FEET ALONG SAID RIGHT-OF-WAY-LINE;

SEE SHEET 2 OF 4



7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

CHAMBERS HIGH POINT	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: BJP	SHEET 1 OF 4 CLC.PKCO08.01
DRAWN BY: JRH	
DATE: 10/29/19	
SCALE: N/A	

EXHIBIT A-3

LEGAL DESCRIPTION (CONTINUED...)

THENCE NORTH 79°01'59" WEST, A DISTANCE OF 191.23 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°46'18", A RADIUS OF 1251.04 FEET, AN ARC LENGTH OF 868.40 FEET, THE CHORD OF WHICH BEARS NORTH 59°08'59" WEST, A DISTANCE OF 851.07 FEET TO A POINT OF TANGENCY;

THENCE NORTH 39°15'50" WEST, A DISTANCE OF 346.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°28'38", A RADIUS OF 1055.00 FEET, AN ARC LENGTH OF 266.57 FEET, THE CHORD OF WHICH BEARS NORTH 32°01'31" WEST, A DISTANCE OF 265.86 FEET TO A POINT OF TANGENCY;

THENCE NORTH 24°47'12" WEST, A DISTANCE OF 179.04 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°11'47", A RADIUS OF 715.00 FEET, AN ARC LENGTH OF 102.28 FEET, THE CHORD OF WHICH BEARS NORTH 28°53'06" WEST, A DISTANCE OF 102.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 207,795 SQUARE FEET OR 4.7703 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING

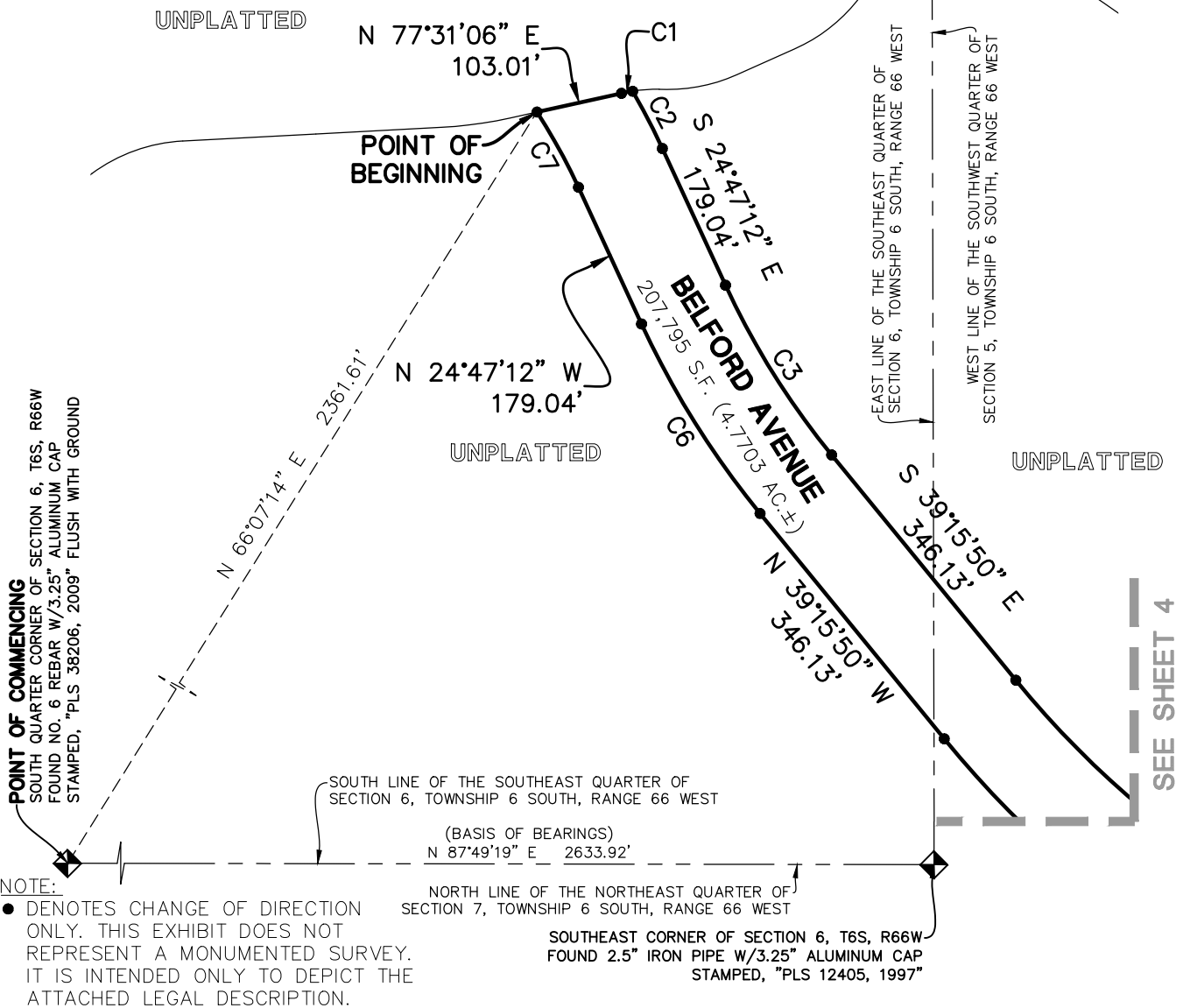
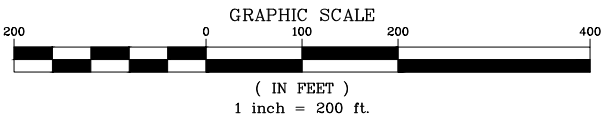


7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

CHAMBERS HIGH POINT	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: BJP	SHEET 2 OF 4 CLC.PKCO08.01
DRAWN BY: JRH	
DATE: 10/29/19	
SCALE: N/A	

EXHIBIT A-3

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°52'15"	200.00'	13.51'	N 79°27'14" E	13.51'
C2	5°19'54"	825.00'	76.77'	S 27°27'09" E	76.74'
C3	14°28'38"	945.00'	238.78'	S 32°01'31" E	238.14'
C6	14°28'38"	1055.00'	266.57'	N 32°01'31" W	265.86'
C7	8°11'47"	715.00'	102.28'	N 28°53'06" W	102.20'



7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

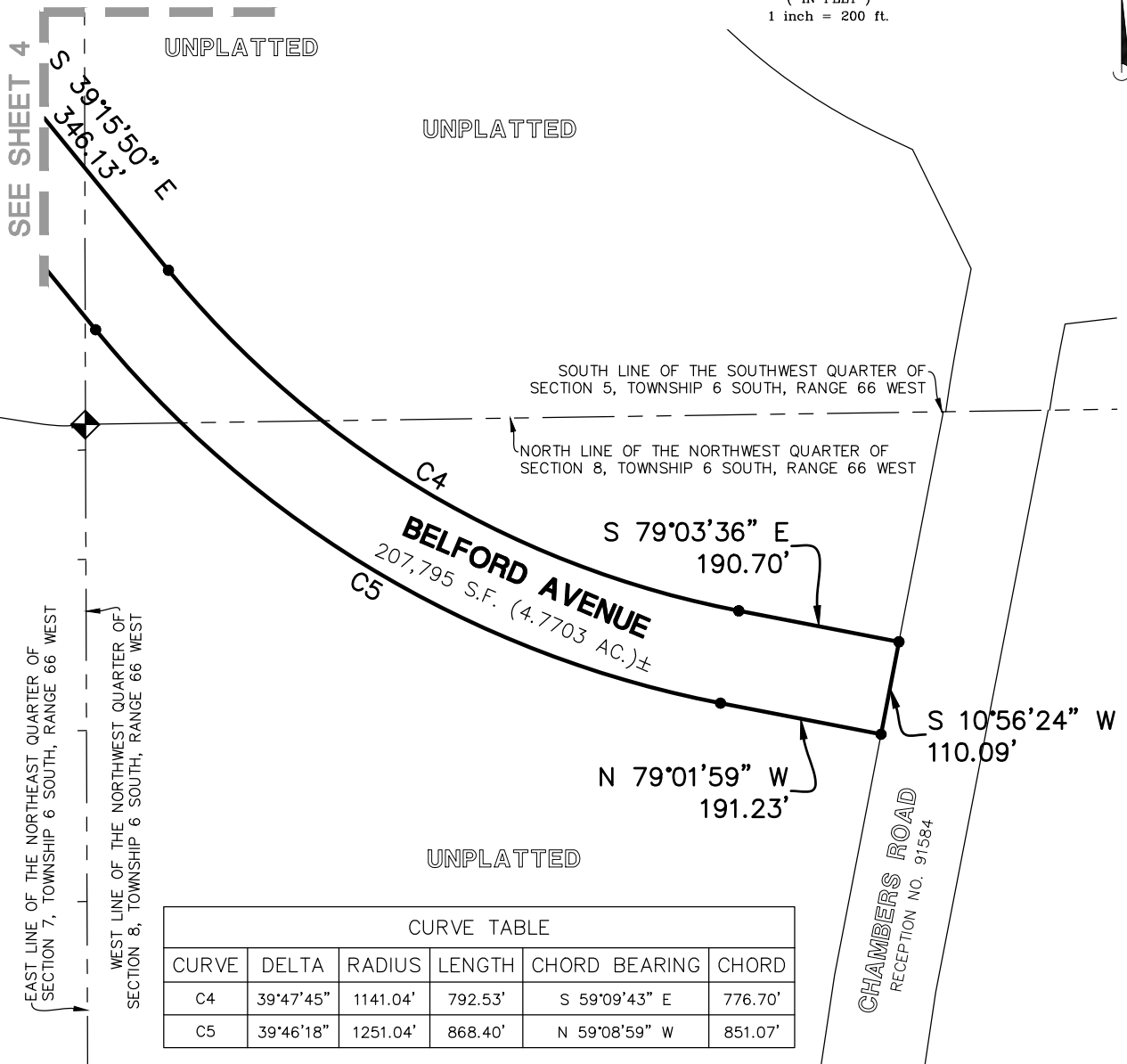
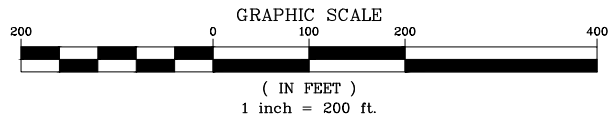
CHAMBERS HIGH POINT
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP
DRAWN BY: JRH
DATE: 10/29/19
SCALE: 1" = 200'

SHEET
3 OF 4
CLC.PKCO08.01

EXHIBIT A-3



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	39°47'45"	1141.04'	792.53'	S 59°09'43" E	776.70'
C5	39°46'18"	1251.04'	868.40'	N 59°08'59" W	851.07'

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

CHAMBERS HIGH POINT	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: BJP	SHEET
DRAWN BY: JRH	4 OF 4
DATE: 10/29/19	CLC.PKCO08.01
SCALE: 1" = 200'	

EXHIBIT B
FINAL PLAT

MINOR DEVELOPMENT PLAT

SURVEYOR'S CERTIFICATION

SHEET INDEX	
SHEET 1:	COVER SHEET, LEGAL DESCRIPTION, NOTES & CERTIFICATES
SHEET 2:	OWNERSHIP CERTIFICATES
SHEET 3:	OVERALL BOUNDARY
SHEETS 4-5:	DETAILED DESIGN SHEET

[illegible][illegible][illegible][illegible]

PLANNING COMMISSION

The United Kingdom is a major producer of goods, finished and semi-finished, and capital, construction, services and other products. It exports a wide range of goods and services to other countries and has a large and growing market for imports from other countries. The United Kingdom is a major importer of goods and services from other countries and has a large and growing market for exports to other countries. The United Kingdom is a major producer of goods, finished and semi-finished, and capital, construction, services and other products. It exports a wide range of goods and services to other countries and has a large and growing market for imports from other countries. The United Kingdom is a major importer of goods and services from other countries and has a large and growing market for exports to other countries.



TITLE VERIFICATION

[illegible]

DATE OF DECEASED _____
COUNTY OF _____ 25
THE FOLLOWING INSTRUMENT WAS KNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY
WHICH IS MY HAND AND OFFICIAL SEAL. BY COMMISSIONER CORPUS _____
NOTARY PUBLIC _____
ADDRESS _____

PLANNING COMMISSION

THIS WORK DEVELOPMENT PLAN WAS REVIEWED BY THE PLANNING COMMISSION ON _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MANAGERS, STOCKHOLDERS OR DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE UNDERSIGNED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBSIDIZED APPROVAL, OBTAINED BY THE TOWN OF PARKER DOES NOT OBLIGATE SAID UNDERSIGNEDS TO COMPLY WITH THE RECOMMENDATIONS OF THE ENHANCED SPECIES ACT OF 1973 (16 U.S.C. 15 301, et seq.), AS APPLICABLE, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

SURVEYOR'S CERTIFICATION

[illegible]

NOTES

- [illegible]

APPROVAL OF TOWN COUNCIL

[illegible]

CLERK & RECORDER'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF BUTTE } SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____
20____ AT _____ O'CLOCK _____ A _____ RECEPTION NO. _____

COUNTY CLERK AND RECORDER

COMPARK VILLAGE SOUTH FILING NO. 1 **MINOR DEVELOPMENT PLAT** PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT) PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO 13 TRACTS - 150.119 ACRES

OWNER

COMPARK VILLAGE PD, INC.
 BY _____
 STATE OF COLORADO }
 COUNTY OF _____ } 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____, AS AN INDIVIDUAL,
 WITNESSES MY HAND AND OFFICIAL SEAL.
 BY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 ADDRESS _____

OWNER

COMPARK VILLAGE PD, INC.
 BY _____
 STATE OF COLORADO }
 COUNTY OF _____ } 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____, AS AN INDIVIDUAL,
 WITNESSES MY HAND AND OFFICIAL SEAL.
 BY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 ADDRESS _____

OWNER

COMPARK VILLAGE PD, INC.
 BY _____
 STATE OF COLORADO }
 COUNTY OF _____ } 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____, AS AN INDIVIDUAL,
 WITNESSES MY HAND AND OFFICIAL SEAL.
 BY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 ADDRESS _____

OWNER

COMPARK VILLAGE PD, INC.
 BY _____
 STATE OF COLORADO }
 COUNTY OF _____ } 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____, AS AN INDIVIDUAL,
 WITNESSES MY HAND AND OFFICIAL SEAL.
 BY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 ADDRESS _____

DEED OF TRUST HOLDER

PRIMORD CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY _____
 STATE OF COLORADO }
 COUNTY OF _____ } 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____, AS AN INDIVIDUAL,
 WITNESSES MY HAND AND OFFICIAL SEAL.
 BY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 ADDRESS _____

LAND USE SUMMARY TABLE

LAND USE	AREA (SQ.)	AREA (AC)	% OF TOTAL AREA
FUTURE DEVELOPMENT PLATS	4,245.415	97.462	64.834
PUBLIC RIGHT-OF-WAY	97.013	13.246	8.825
PUBLIC ACCESS (TRAIL RIGHT)	7.490	0.162	0.116
OPEN SPACE	946.546	21.797	14.525
DEFINITION POND/SHANANZ	760.131	17.450	11.625
TOTAL (SFC TOTAL)	6,230.105	150.119	100%

TRACT SUMMARY TABLE

TRACT	AREA (SFC)	AREA (AC)	USE/REMARK
A	948.270	22.318	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
B	708.853	16.714	DEFINITION POND (LANDSCAPE, UTILITY & DRAINAGE)
C	835.856	19.189	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
D	52.443	1.203	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
E	338.129	7.765	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
F	946.555	22.448	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
G	1,431.835	32.872	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
H	104.809	2.405	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
I	32.069	0.736	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
J	223.406	5.129	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
K	7,080	16.251	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
L	204	0.005	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)
M	5,392.173	124.873	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)



COMPARK VILLAGE SOUTH FILING NO. 1
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

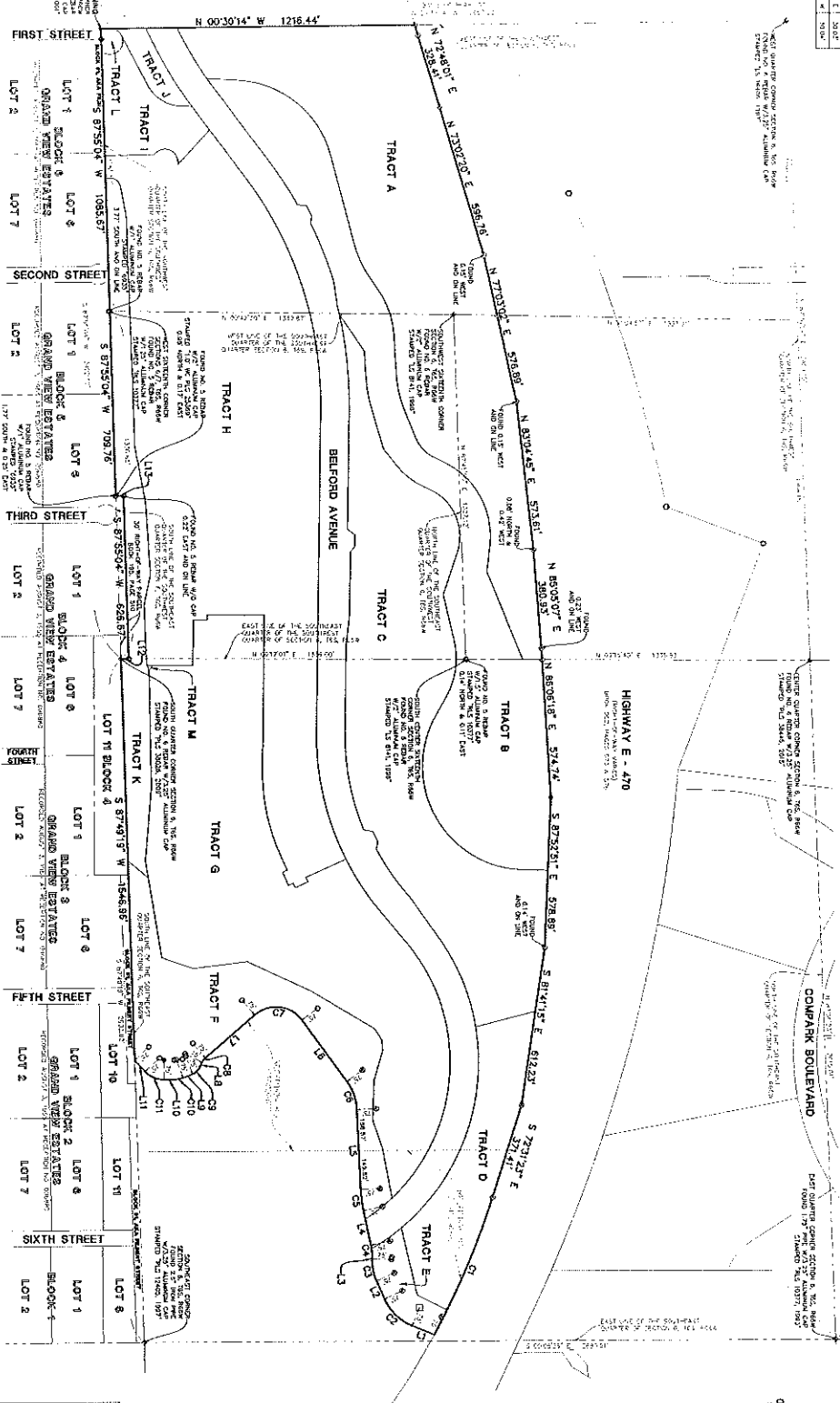
MINOR DEVELOPMENT PLATT

13 TRACTS - 150.119 ACRES

CURVE		DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10.0000°	3005.33	514.79	3.410164	14	37.62
C2	4.0000°	3005.33	514.79	3.410164	14	37.62
C3	25.0000°	3006.00	38.57	5.078107	8	44.07
C4	12.5000°	3006.00	61.10	5.078107	8	44.07
C5	5.0000°	3007.00	144.66	5.078107	8	44.07
C6	5.0000°	3007.00	144.66	5.078107	8	44.07
C7	12.5000°	3007.00	88.57	5.078107	8	44.07
C8	25.0000°	3008.00	39.43	5.078107	8	44.07
C9	4.0000°	3008.00	39.43	5.078107	8	44.07
C10	10.0000°	3008.00	51.47	5.078107	8	44.07
C11	10.0000°	3008.00	51.47	5.078107	8	44.07



- 200 - 100,000



TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



DATE	RECORDS	SPEND
02/01/78	100 SUBMITTAL COMMENTS	0.00
05/12/78	200 SUBMITTAL COMMENTS	0.00
01/08/76	150 SUBMITTAL COMMENTS	0.00

FOR AND ON BEHALF OF
MANHART CONSULTING

[illegible]

COMPARK VILLAGE SOUTH FILING NO. 1

MINOR DEVELOPMENT PLAT

PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)
PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13 TRACTS - 159.119 ACRES

TABLE 1: AREA TABLE

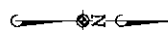
TRACT	AREA (ACRES)	AREA (SQ. FT.)
TRACT A	1.0000	69,696.00
TRACT B	1.0000	69,696.00
TRACT C	1.0000	69,696.00
TRACT D	1.0000	69,696.00
TRACT E	1.0000	69,696.00
TRACT F	1.0000	69,696.00
TRACT G	1.0000	69,696.00
TRACT H	1.0000	69,696.00
TRACT I	1.0000	69,696.00
TRACT J	1.0000	69,696.00
TRACT K	1.0000	69,696.00
TRACT L	1.0000	69,696.00
TRACT M	1.0000	69,696.00
TRACT N	1.0000	69,696.00
TRACT O	1.0000	69,696.00
TRACT P	1.0000	69,696.00
TRACT Q	1.0000	69,696.00
TRACT R	1.0000	69,696.00
TRACT S	1.0000	69,696.00
TRACT T	1.0000	69,696.00
TRACT U	1.0000	69,696.00
TRACT V	1.0000	69,696.00
TRACT W	1.0000	69,696.00
TRACT X	1.0000	69,696.00
TRACT Y	1.0000	69,696.00
TRACT Z	1.0000	69,696.00

TABLE 2: LINE TABLE

LINE	BEARING	DISTANCE
1	N 00°30'14" W	1216.44'
2	N 72°40'00" E	328.61'
3	N 15°00'00" E	598.78'
4	N 72°40'00" E	328.61'
5	N 15°00'00" E	598.78'
6	N 72°40'00" E	328.61'
7	N 15°00'00" E	598.78'
8	N 72°40'00" E	328.61'
9	N 15°00'00" E	598.78'
10	N 72°40'00" E	328.61'
11	N 15°00'00" E	598.78'
12	N 72°40'00" E	328.61'
13	N 15°00'00" E	598.78'
14	N 72°40'00" E	328.61'
15	N 15°00'00" E	598.78'
16	N 72°40'00" E	328.61'
17	N 15°00'00" E	598.78'
18	N 72°40'00" E	328.61'
19	N 15°00'00" E	598.78'
20	N 72°40'00" E	328.61'
21	N 15°00'00" E	598.78'
22	N 72°40'00" E	328.61'
23	N 15°00'00" E	598.78'
24	N 72°40'00" E	328.61'
25	N 15°00'00" E	598.78'
26	N 72°40'00" E	328.61'
27	N 15°00'00" E	598.78'
28	N 72°40'00" E	328.61'
29	N 15°00'00" E	598.78'
30	N 72°40'00" E	328.61'
31	N 15°00'00" E	598.78'
32	N 72°40'00" E	328.61'
33	N 15°00'00" E	598.78'
34	N 72°40'00" E	328.61'
35	N 15°00'00" E	598.78'
36	N 72°40'00" E	328.61'
37	N 15°00'00" E	598.78'
38	N 72°40'00" E	328.61'
39	N 15°00'00" E	598.78'
40	N 72°40'00" E	328.61'
41	N 15°00'00" E	598.78'
42	N 72°40'00" E	328.61'
43	N 15°00'00" E	598.78'
44	N 72°40'00" E	328.61'
45	N 15°00'00" E	598.78'
46	N 72°40'00" E	328.61'
47	N 15°00'00" E	598.78'
48	N 72°40'00" E	328.61'
49	N 15°00'00" E	598.78'
50	N 72°40'00" E	328.61'
51	N 15°00'00" E	598.78'
52	N 72°40'00" E	328.61'
53	N 15°00'00" E	598.78'
54	N 72°40'00" E	328.61'
55	N 15°00'00" E	598.78'
56	N 72°40'00" E	328.61'
57	N 15°00'00" E	598.78'
58	N 72°40'00" E	328.61'
59	N 15°00'00" E	598.78'
60	N 72°40'00" E	328.61'
61	N 15°00'00" E	598.78'
62	N 72°40'00" E	328.61'
63	N 15°00'00" E	598.78'
64	N 72°40'00" E	328.61'
65	N 15°00'00" E	598.78'
66	N 72°40'00" E	328.61'
67	N 15°00'00" E	598.78'
68	N 72°40'00" E	328.61'
69	N 15°00'00" E	598.78'
70	N 72°40'00" E	328.61'
71	N 15°00'00" E	598.78'
72	N 72°40'00" E	328.61'
73	N 15°00'00" E	598.78'
74	N 72°40'00" E	328.61'
75	N 15°00'00" E	598.78'
76	N 72°40'00" E	328.61'
77	N 15°00'00" E	598.78'
78	N 72°40'00" E	328.61'
79	N 15°00'00" E	598.78'
80	N 72°40'00" E	328.61'
81	N 15°00'00" E	598.78'
82	N 72°40'00" E	328.61'
83	N 15°00'00" E	598.78'
84	N 72°40'00" E	328.61'
85	N 15°00'00" E	598.78'
86	N 72°40'00" E	328.61'
87	N 15°00'00" E	598.78'
88	N 72°40'00" E	328.61'
89	N 15°00'00" E	598.78'
90	N 72°40'00" E	328.61'
91	N 15°00'00" E	598.78'
92	N 72°40'00" E	328.61'
93	N 15°00'00" E	598.78'
94	N 72°40'00" E	328.61'
95	N 15°00'00" E	598.78'
96	N 72°40'00" E	328.61'
97	N 15°00'00" E	598.78'
98	N 72°40'00" E	328.61'
99	N 15°00'00" E	598.78'
100	N 72°40'00" E	328.61'

GRAPHIC SCALE

1 INCH = 100 FEET



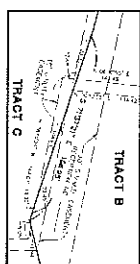
- LEGEND
- 1/2" GRADE EASEMENT
 - 1/4" GRADE EASEMENT
 - 1/8" GRADE EASEMENT
 - 1/16" GRADE EASEMENT
 - 1/32" GRADE EASEMENT
 - 1/64" GRADE EASEMENT
 - 1/128" GRADE EASEMENT
 - 1/256" GRADE EASEMENT
 - 1/512" GRADE EASEMENT
 - 1/1024" GRADE EASEMENT
 - 1/2048" GRADE EASEMENT
 - 1/4096" GRADE EASEMENT
 - 1/8192" GRADE EASEMENT
 - 1/16384" GRADE EASEMENT
 - 1/32768" GRADE EASEMENT
 - 1/65536" GRADE EASEMENT
 - 1/131072" GRADE EASEMENT
 - 1/262144" GRADE EASEMENT
 - 1/524288" GRADE EASEMENT
 - 1/1048576" GRADE EASEMENT
 - 1/2097152" GRADE EASEMENT
 - 1/4194304" GRADE EASEMENT
 - 1/8388608" GRADE EASEMENT
 - 1/16777216" GRADE EASEMENT
 - 1/33554432" GRADE EASEMENT
 - 1/67108864" GRADE EASEMENT
 - 1/134217728" GRADE EASEMENT
 - 1/268435456" GRADE EASEMENT
 - 1/536870912" GRADE EASEMENT
 - 1/1073741824" GRADE EASEMENT
 - 1/2147483648" GRADE EASEMENT
 - 1/4294967296" GRADE EASEMENT
 - 1/8589934592" GRADE EASEMENT
 - 1/17179869184" GRADE EASEMENT
 - 1/34359738368" GRADE EASEMENT
 - 1/68719476736" GRADE EASEMENT
 - 1/137438953472" GRADE EASEMENT
 - 1/274877906944" GRADE EASEMENT
 - 1/549755813888" GRADE EASEMENT
 - 1/1099511627776" GRADE EASEMENT
 - 1/2199023255552" GRADE EASEMENT
 - 1/4398046511104" GRADE EASEMENT
 - 1/8796093022208" GRADE EASEMENT
 - 1/17592186044416" GRADE EASEMENT
 - 1/35184372088832" GRADE EASEMENT
 - 1/70368744177664" GRADE EASEMENT
 - 1/140737488355328" GRADE EASEMENT
 - 1/281474976710656" GRADE EASEMENT
 - 1/562949953421312" GRADE EASEMENT
 - 1/1125899906842624" GRADE EASEMENT
 - 1/2251799813685248" GRADE EASEMENT
 - 1/4503599627370496" GRADE EASEMENT
 - 1/9007199254740992" GRADE EASEMENT
 - 1/18014398509481984" GRADE EASEMENT
 - 1/36028797018963968" GRADE EASEMENT
 - 1/72057594037927936" GRADE EASEMENT
 - 1/144115188075855872" GRADE EASEMENT
 - 1/288230376151711744" GRADE EASEMENT
 - 1/576460752303423488" GRADE EASEMENT
 - 1/1152921504606846976" GRADE EASEMENT
 - 1/2305843009213693952" GRADE EASEMENT
 - 1/4611686018427387904" GRADE EASEMENT
 - 1/9223372036854775808" GRADE EASEMENT
 - 1/18446744073709551616" GRADE EASEMENT
 - 1/36893488147419103232" GRADE EASEMENT
 - 1/73786976294838206464" GRADE EASEMENT
 - 1/147573952589676412928" GRADE EASEMENT
 - 1/295147905179352825856" GRADE EASEMENT
 - 1/590295810358705651712" GRADE EASEMENT
 - 1/1180591620717411303424" GRADE EASEMENT
 - 1/2361183241434822606848" GRADE EASEMENT
 - 1/4722366482869645213696" GRADE EASEMENT
 - 1/9444732965739290427392" GRADE EASEMENT
 - 1/18889465931478580854784" GRADE EASEMENT
 - 1/37778931862957161709568" GRADE EASEMENT
 - 1/75557863725914323419136" GRADE EASEMENT
 - 1/151115727451828646838272" GRADE EASEMENT
 - 1/302231454903657293676544" GRADE EASEMENT
 - 1/604462909807314587353088" GRADE EASEMENT
 - 1/1208925819614629174706176" GRADE EASEMENT
 - 1/2417851639229258349412352" GRADE EASEMENT
 - 1/4835703278458516698824704" GRADE EASEMENT
 - 1/9671406556917033397649408" GRADE EASEMENT
 - 1/19342813113834066795298816" GRADE EASEMENT
 - 1/38685626227668133590597632" GRADE EASEMENT
 - 1/77371252455336267181195264" GRADE EASEMENT
 - 1/154742504910672534362390528" GRADE EASEMENT
 - 1/309485009821345068724781056" GRADE EASEMENT
 - 1/618970019642690137449562112" GRADE EASEMENT
 - 1/1237940039285380274899124224" GRADE EASEMENT
 - 1/2475880078570760549798248448" GRADE EASEMENT
 - 1/4951760157141521099596496896" GRADE EASEMENT
 - 1/9903520314283042199192993792" GRADE EASEMENT
 - 1/19807040628566084398385987584" GRADE EASEMENT
 - 1/39614081257132168796771975168" GRADE EASEMENT
 - 1/79228162514264337593543950336" GRADE EASEMENT
 - 1/158456325028528675187087900672" GRADE EASEMENT
 - 1/316912650057057350374175801344" GRADE EASEMENT
 - 1/633825300114114700748351602688" GRADE EASEMENT
 - 1/1267650600228229401496703205376" GRADE EASEMENT
 - 1/2535301200456458802993406410752" GRADE EASEMENT
 - 1/5070602400912917605986812821504" GRADE EASEMENT
 - 1/10141204801825835211973625643008" GRADE EASEMENT
 - 1/20282409603651670423947251286016" GRADE EASEMENT
 - 1/40564819207303340847894502572032" GRADE EASEMENT
 - 1/81129638414606681695789005144064" GRADE EASEMENT
 - 1/162259276832133363391578010288128" GRADE EASEMENT
 - 1/324518553664266726783156020576256" GRADE EASEMENT
 - 1/649037107328533453566312041152512" GRADE EASEMENT
 - 1/1298074214657066907132624082305024" GRADE EASEMENT
 - 1/2596148429314133814265248164610048" GRADE EASEMENT
 - 1/5192296858628267628530496329220096" GRADE EASEMENT
 - 1/10384593717256535257060992638440192" GRADE EASEMENT
 - 1/20769187434513070514121985276880384" GRADE EASEMENT
 - 1/41538374869026141028243970553760768" GRADE EASEMENT
 - 1/83076749738052282056487941107521536" GRADE EASEMENT
 - 1/166153499476104564112975782215042872" GRADE EASEMENT
 - 1/33230699895220912822595156443008544" GRADE EASEMENT
 - 1/66461399790441825645190312886017088" GRADE EASEMENT
 - 1/132922799580883651290380625772034176" GRADE EASEMENT
 - 1/265845599161767302580761251544068352" GRADE EASEMENT
 - 1/531691198323534605161522503088136704" GRADE EASEMENT
 - 1/106338239664706921032304500617627328" GRADE EASEMENT
 - 1/21267647932941384206460900123254656" GRADE EASEMENT
 - 1/42535295865882768412921180024650112" GRADE EASEMENT
 - 1/85070591731765536825842360049300224" GRADE EASEMENT
 - 1/170141183463531073651684720098600448" GRADE EASEMENT
 - 1/340282366927062147303369440197200896" GRADE EASEMENT
 - 1/680564733854124294606738880394401792" GRADE EASEMENT
 - 1/1361129467708248589213477600788803584" GRADE EASEMENT
 - 1/2722258935376497178426955201577607168" GRADE EASEMENT
 - 1/5444517870752994356853910403155214336" GRADE EASEMENT
 - 1/10889035741505988713707820806304428672" GRADE EASEMENT
 - 1/21778071483011977427415641612608857344" GRADE EASEMENT
 - 1/43556142966023954854831283225217714688" GRADE EASEMENT
 - 1/87112285932047909709662566450435429376" GRADE EASEMENT
 - 1/174224571864095819419325132900870858752" GRADE EASEMENT
 - 1/348449143728191638838650265801741717504" GRADE EASEMENT
 - 1/696898287456383277677300531603483435008" GRADE EASEMENT
 - 1/1393796574912766555354601063206966870016" GRADE EASEMENT
 - 1/2787593149825533110709202126413933740032" GRADE EASEMENT
 - 1/5575186299651066221401804252827867480064" GRADE EASEMENT
 - 1/11150372599302132442803608505655734960128" GRADE EASEMENT
 - 1/22300745198604264885607217011311469920256" GRADE EASEMENT
 - 1/44601490397208529771214434022622939840512" GRADE EASEMENT
 - 1/89202980794417059542428868045245879681024" GRADE EASEMENT
 - 1/178405961588834119084857360090491759362048" GRADE EASEMENT
 - 1/356811923177668238169714620180983518724096" GRADE EASEMENT
 - 1/713623846355336476339429240361967037448192" GRADE EASEMENT
 - 1/1427247692710672952678858480723934074896384" GRADE EASEMENT
 - 1/2854495385421345905357716961447868149792768" GRADE EASEMENT
 - 1/570899077084269181071543392289573639585536" GRADE EASEMENT
 - 1/1141798154168538362143086784579147279171072" GRADE EASEMENT
 - 1/2283596308337076724286173569158294558342144" GRADE EASEMENT
 - 1/456719261667415344857234713831658911666888" GRADE EASEMENT
 - 1/91343852333483068971446422766331783333776" GRADE EASEMENT
 - 1/182687704666966137942889245532663566667552" GRADE EASEMENT
 - 1/365375409333932275885778491065327133335104" GRADE EASEMENT
 - 1/730750818667864551771556982

COMPARK VILLAGE SOUTH FILING NO. 1

MINOR DEVELOPMENT PLAT

PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13 TRACTS - 150.119 ACRES



- LEGEND**
- 1" = 50'
 - 1" = 100'
 - 1" = 200'
 - 1" = 400'
 - 1" = 800'
 - 1" = 1600'
 - 1" = 3200'
 - 1" = 6400'
 - 1" = 12800'
 - 1" = 25600'
 - 1" = 51200'
 - 1" = 102400'
 - 1" = 204800'
 - 1" = 409600'
 - 1" = 819200'
 - 1" = 1638400'
 - 1" = 3276800'
 - 1" = 6553600'
 - 1" = 13107200'
 - 1" = 26214400'
 - 1" = 52428800'
 - 1" = 104857600'
 - 1" = 209715200'
 - 1" = 419430400'
 - 1" = 838860800'
 - 1" = 1677721600'
 - 1" = 3355443200'
 - 1" = 6710886400'
 - 1" = 13421772800'
 - 1" = 26843545600'
 - 1" = 53687091200'
 - 1" = 107374182400'
 - 1" = 214748364800'
 - 1" = 429496729600'
 - 1" = 858993459200'
 - 1" = 1717986918400'
 - 1" = 3435973836800'
 - 1" = 6871947673600'
 - 1" = 13743895347200'
 - 1" = 27487790694400'
 - 1" = 54975581388800'
 - 1" = 109951162777600'
 - 1" = 219902325555200'
 - 1" = 439804651110400'
 - 1" = 879609302220800'
 - 1" = 1759218604441600'
 - 1" = 3518437208883200'
 - 1" = 7036874417766400'
 - 1" = 14073748835532800'
 - 1" = 28147497671065600'
 - 1" = 56294995342131200'
 - 1" = 112589990684262400'
 - 1" = 225179981368524800'
 - 1" = 450359962737049600'
 - 1" = 900719925474099200'
 - 1" = 1801439850948198400'
 - 1" = 3602879701896396800'
 - 1" = 7205759403792793600'
 - 1" = 14411518807585587200'
 - 1" = 28823037615171174400'
 - 1" = 57646075230342348800'
 - 1" = 115292150460684697600'
 - 1" = 230584300921369395200'
 - 1" = 461168601842738790400'
 - 1" = 922337203685477580800'
 - 1" = 1844674407370955161600'
 - 1" = 3689348814741910323200'
 - 1" = 7378697629483820646400'
 - 1" = 14757395258967641292800'
 - 1" = 29514790517935282585600'
 - 1" = 59029581035870565171200'
 - 1" = 118059162071741130342400'
 - 1" = 236118324143482260684800'
 - 1" = 472236648286964521369600'
 - 1" = 944473296573929042739200'
 - 1" = 1888946593147858085478400'
 - 1" = 3777893186295716170956800'
 - 1" = 7555786372591432341913600'
 - 1" = 15111572745182864683827200'
 - 1" = 30223145490365729367654400'
 - 1" = 60446290980731458735308800'
 - 1" = 120892581961462917470617600'
 - 1" = 241785163922925834941235200'
 - 1" = 483570327845851669882470400'
 - 1" = 967140655691703339764940800'
 - 1" = 1934281311383406679529881600'
 - 1" = 3868562622766813359059763200'
 - 1" = 7737125245533626718119526400'
 - 1" = 15474250491067253436239052800'
 - 1" = 30948500982134506872478105600'
 - 1" = 61897001964269013744956211200'
 - 1" = 123794003928538027489912422400'
 - 1" = 247588007857076054979824844800'
 - 1" = 495176015714152109959649689600'
 - 1" = 990352031428304219919299379200'
 - 1" = 1980704062856608439838598758400'
 - 1" = 3961408125713216879677197516800'
 - 1" = 7922816251426433759354395033600'
 - 1" = 15845632502852867518708790067200'
 - 1" = 31691265005705735037417580134400'
 - 1" = 63382530011411470074835160268800'
 - 1" = 126765060022822940149670320537600'
 - 1" = 253530120045645880299340641075200'
 - 1" = 507060240091291760598681282150400'
 - 1" = 1014120480182583521197362564300800'
 - 1" = 2028240960365167042394725128601600'
 - 1" = 4056481920730334084789450257203200'
 - 1" = 8112963841460668169578900514406400'
 - 1" = 16225927682921336339157801028812800'
 - 1" = 32451855365842672678315602057625600'
 - 1" = 64903710731685345356631204115251200'
 - 1" = 129807421463370690713262408230502400'
 - 1" = 259614842926741381426524816461004800'
 - 1" = 519229685853482762853049632922009600'
 - 1" = 1038459371706965525706099265844019200'
 - 1" = 2076918743413931051412198531688038400'
 - 1" = 4153837486827862102824397063376076800'
 - 1" = 8307674973655724205648794126752153600'
 - 1" = 16615349947311448411297588253504307200'
 - 1" = 33230699894622896822595176507008614400'
 - 1" = 66461399789245793645190353014017228800'
 - 1" = 132922799578491587290380706028034457600'
 - 1" = 265845599156983174580761412056068915200'
 - 1" = 531691198313966349161522824112137830400'
 - 1" = 1063382396627932698323045648224275660800'
 - 1" = 2126764793255865396646091296448551321600'
 - 1" = 4253529586511730793292182592897102643200'
 - 1" = 8507059173023461586584365185794205286400'
 - 1" = 17014118346046923173168730371588410572800'
 - 1" = 34028236692093846346337460743176821145600'
 - 1" = 68056473384187692692674921486353642291200'
 - 1" = 136112946768375385385349842972707284582400'
 - 1" = 272225893536750770770699685945414569164800'
 - 1" = 544451787073501541541389371890829138329600'
 - 1" = 1088903574147003083082778743781658276659200'
 - 1" = 2177807148294006166165557487563316553318400'
 - 1" = 4355614296588012332331114975126633106636800'
 - 1" = 8711228593176024664662229950253266213273600'
 - 1" = 17422457186352049329324459900506532426547200'
 - 1" = 34844914372704098658648919801013064853094400'
 - 1" = 69689828745408197317297839602026129106188800'
 - 1" = 139379657490816394634595679204052258212377600'
 - 1" = 278759314981632789269191358408104516424755200'
 - 1" = 557518629963265578538382716816209032849510400'
 - 1" = 1115037259926531157076765433632418065699020800'
 - 1" = 2230074519853062314153531067264836131398041600'
 - 1" = 4460149039706124628307062134529672262796083200'
 - 1" = 8920298079412249256614124269059344525592166400'
 - 1" = 17840596158824498513228248538118689051184332800'
 - 1" = 35681192317648997026456497076237378102368665600'
 - 1" = 71362384635297994052912994152474756204737331200'
 - 1" = 142724769270595988105825988304949512409474662400'
 - 1" = 285449538541191976211651976609899024818949324800'
 - 1" = 570899077082383952423303953219798049637898649600'
 - 1" = 1141798154164767904846607906439596099275797299200'
 - 1" = 2283596308329535809693215812879192198551594598400'
 - 1" = 4567192616659071619386431625758384397103189196800'
 - 1" = 9134385233318143238772863251516768794206378393600'
 - 1" = 18268770466636286477545726503033537588412756787200'
 - 1" = 36537540933272572955091453006067075176825513574400'
 - 1" = 73075081866545145910182906012134150353651027148800'
 - 1" = 146150163733090291820365812024268300707302054297600'
 - 1" = 292300327466180583640731624048536601414604108595200'
 - 1" = 584600654932361167281463248097073202829208217190400'
 - 1" = 1169201309864722334562926496194146405658416434380800'
 - 1" = 2338402619729444669125852992388292811316832868761600'
 - 1" = 4676805239458889338251705984776585622633665737523200'
 - 1" = 9353610478917778676503411969553171245267331475046400'
 - 1" = 18707220957835557353006823939106342490534662950092800'
 - 1" = 37414441915671114706013647878212684981069325900185600'
 - 1" = 74828883831342229412027295756425369962138511800371200'
 - 1" = 149657767662684458824054591512850739924277023600742400'
 - 1" = 299315535325368917648109183025701479848554047201484800'
 - 1" = 598631070650737835296218366051402959697108094402979200'
 - 1" = 1197262141301475670592436732102805919394216188805958400'
 - 1" = 2394524282602951341184873464205611837888432377611916800'
 - 1" = 4789048565205902682369746928411223675776864755223833600'
 - 1" = 9578097130411805364739493856822447351553729510447667200'
 - 1" = 19156194260823610729478987713644894703107459020895334400'
 - 1" = 38312388521647221458957975427289789406214918041790668800'
 - 1" = 76624777043294442917915950854579578812429836083581337600'
 - 1" = 153249554086588885835831901709159157624859672167162675200'
 - 1" = 306499108173177771671663803418318315249719344334325350400'
 - 1" = 612998216346355543343327606836636630499438688668650700800'
 - 1" = 1225996432692711086686655213673272609998873777337301401600'
 - 1" = 2451992865385422173373310427346545219997747554674602803200'
 - 1" = 4903985730770844346746620854693090439995495109349205606400'
 - 1" = 9807971461541688693493241709386180879910990218698411212800'
 - 1" = 19615942922883377386986483418772361759821980437396822425600'
 - 1" = 39231885845766754773972966837544723519643960874793644851200'
 - 1" = 78463771691533509547945933675089447039287921749587289702400'
 - 1" = 156927543383067019095891867350178894078575843499174579404800'
 - 1" = 313855086766134038191783734700357788157151686998349158809600'
 - 1" = 627710173532268076383567469400715576314303373996698317619200'
 - 1" = 1255420347064536152767134938801431152628606747993396635238400'
 - 1" = 2510840694129072305534269877602862305257213495986793270476800'
 - 1" = 5021681388258144611068539755205724610514426991973586540953600'
 - 1" = 10043362776516289222137079510411449021028853983947173081907200'
 - 1" = 20086725553032578444274159020822898042057707967894346163814400'
 - 1" = 40173451106065156888548318041645796084115415935788692327628800'
 - 1" = 80346902212130313777096636083291592168230831871577384655257600'
 - 1" = 160693804424260627554193272165831944336461663743154769310515200'
 - 1" = 321387608848521255108386544331663888672923327486309538621030400'
 - 1" = 642775217697042510216773088663327777345846654972619077242060800'
 - 1" = 1285550435394085020433546177326655544691693309945238154484121600'
 - 1" = 2571100870788170040867092354653311089383386619890476308968243200'
 - 1" = 5142201741576340081734184709306622178766773239780952617936486400'
 - 1" = 10284403493152680163468368418613244357533546479561905235872972800'
 - 1" = 20568806986305360326936736837226488715067092959123810471745945600'
 - 1" = 41137613972610720653873473674452977430134185918247620943491891200'
 - 1" = 82275227945221441307746947348905954860268371836495241886983782400'
 - 1" = 164550455890442882615493894697811909320536743672990483773967564800'
 - 1" = 329100911780885765230987789395623818641073487345980967547935129600'
 - 1" = 658201823561771530461975578791247637282146974691961935095870259200'
 - 1" = 1316403647123543060923951157582495274564293949383923870191740518400'
 - 1" = 2632807294247086121847902315164990549128587898767847740383481036800'
 - 1" = 5265614588494172243695804630329981098257175797535695480766962073600'
 - 1" = 10531229176988344487391609260659962196514315595071390961533924147200'
 - 1" = 21062458353976688974783218521319924393028631190142781923067848294400'
 - 1" = 42124916707953377949566437042639848786057262380285563846135696588800'
 - 1" = 84249833415906755899132874085279697572114524760571127692271393177600'
 - 1" = 168499668831813511798265748170559395144229049521142255384542786355200'
 - 1" = 336999337663627023596531496341118790288458099042284510769085572710400'
 - 1" = 673998675327254047193062992682237580576916198084569021538171145420800'
 - 1" = 1347997350654508094386125985364475161153832396169138043076342290841600'
 - 1" = 2695994701309016188772251970728950322307664792338276086152684581683200'
 - 1" = 5391989402618032377544503941457900644615329584676552172305369163366400'
 - 1" = 10783978805236064755089007882915801289230659169353104344610738326732800'
 - 1" = 21567957610472129510178015765831602578461318338706208689221476653465600'
 - 1" = 43135915220944259020356031531663205156922636677412417378442953306931200'
 - 1" = 8627183044188851804071206306332641031384527335482483475688590661382400'
 - 1" = 17254366088377703608142412612665282062769054670964966951377181322764800'
 - 1" = 34508732176755407216284825225330564125538109341929933902754362645529600'
 - 1" = 69017464353510814432569650450661128251076218683859867805508725291059200'
 - 1" = 138034928707021628865139300901322556502152437367719735611017450582118400'
 - 1" = 276069857414043257730278601802645113004304874735439471222034901164236800'
 - 1" = 552139714828086515460557203605290226008609749470878942444069802328473600'
 - 1" = 1104279429656173030921114407210580452017219498941757884889139604656947200'
 - 1" = 2208558859312346061842228814421160904034438997883515769778279209313894400'
 - 1" = 4417117718624692123684457628842321808068877995767031539556558418727788800'
 - 1" = 8834235437249384247368915257684643616137755991534063079113116837455577600'
 - 1" = 17668470874498768494737830515369287232275511983068126158226233675111155200'
 - 1" = 35336941748997536989475661030738574464551023966136252316452467350222310400'
 - 1" = 70673883497995073978951322061477149329102047932272504632904934700444620800'
 - 1" = 1413477669959901479579026441229542986582040958645450092658098694008892

EXHIBIT C-1
ESTIMATED COSTS OF THE
SEGMENT 1 PUBLIC IMPROVEMENTS

Compark Village South Filing No. 1
SIA Summary
(Half Section of Belford, Peoria to Chambers)

November 14, 2019

Item Number	11/14/2019	Subtotal
	Item Description	

STREET IMPROVEMENT COSTS

1	Compark South Filing 1 Road and Drainage (Segment 1)	\$8,544,932
2	Compark Village South, Belford C.1 Road and Drainage & Chambers Highpoint, Belford C.2 Road and Drainage	\$6,119,249

(Segment 2)

TOTALS **\$14,664,181**

The opinion of probable construction costs for Compark Village South, Filing No. 1 was based on approximate quantity estimates for general Earthwork, utility work, concrete structural work, revegetation, and miscellaneous work based on the Final Road & Storm Drainage Construction Plans Prepared by Manhard Consulting, latest revision dated December 2016 and TTG, latest revision dated November 2017

Quantities were multiplied by current construction industry prices.

The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

EXHIBIT C-1 - SEGMENT 1 IMPROVEMENTS
COMPARK VILLAGE SOUTH, FILING NO. 1
ROAD AND DRAINAGE
11/14/2019

November 14, 2019

Item Number	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Subtotal
-------------	------------------	--------------------	------	---------------------	----------

I. STORM SEWER SYSTEM IMPROVEMENTS**A. Storm Laterals - Belford Ave**

1	Type-R Inlet - 10'	7	Each	\$8,226.35	\$57,584
2	Type-R Inlet - 15'	5	Each	\$9,352.72	\$46,764
3	Type C Inlet	2	Each	\$3,270.00	\$6,540
4	Type D Inlet	2	Each	\$3,832.18	\$7,664
5	18" RCP	121	L.F.	\$52.47	\$6,349
6	24" RCP	438	L.F.	\$76.77	\$33,625
7	30" RCP	1,812	L.F.	\$104.36	\$189,094
8	36" RCP	889	L.F.	\$104.36	\$92,773
9	42" RCP	98	L.F.	\$146.06	\$14,314
10	60" RCP (Offline Pond)	1,448	L.F.	\$240.00	\$347,520
11	5' Manhole (Offline Pond)	9	Each	\$6,500.00	\$58,500
12	Box Base Manhole (Offline Pond)	7	Each	\$12,000.00	\$84,000
13	6' Manhole	3	Each	\$6,976.00	\$20,928
14	6' CDS3035-6-C Water Quality Structure	1	Each	\$42,619.00	\$42,619
15	8' Diversion Bypass Manhole	2	Each	\$16,132.00	\$32,264
16	24" FES	2	Each	\$2,195.66	\$4,391
17	30" FES	3	Each	\$2,430.02	\$7,290
18	36" FES	8	Each	\$2,961.62	\$23,693
19	42" FES	1	Each	\$3,052.00	\$3,052
20	Swale (5' Wide)	117	L.F.	\$1.91	\$223
21	Swale (12' Wide)	570	L.F.	\$1.96	\$1,118
22	Swale (17' Wide)	597	L.F.	\$2.78	\$1,659
23	Type L Soil Rip Rap Lining for Swale	1,170	C.Y.	\$65.40	\$76,518
24	Type M Soil Rip Rap Lining for Swale	57	C.Y.	\$76.30	\$4,349
25	Grouted Boulder Lining for 5' Swale	44	C.Y.	\$273.10	\$12,016
26	Type L Rip Rap at FES	44	C.Y.	\$65.40	\$2,878
27	Offline Water Quality / Detention Pond	1	Each	\$102,179.00	\$102,179

SUBTOTAL \$1,279,906

B. East Water Quality Pond (Cordillera)

1	Type M Soil Rip Rap (at Overflow Weir)	323	C.Y.	\$76.30	\$24,645
2	Concrete Trickle Channel (4' Wide x 6" Deep)	80	L.F.	\$44.80	\$3,584
3	14' Maintenance Trail (8" Thick Crushed Granite)	85	L.F.	\$16.49	\$1,402
4	14' Maintenance Trail (12" Thick Crushed Granite)	23	L.F.	\$24.72	\$569
5	Reinforced Concrete Forebay (13' x 18')	1	Each	\$4,163.80	\$4,164
6	Outlet Structure (Structure, Initial Surcharge, Micropool, WQ Plate)	1	Each	\$11,065.68	\$11,066
7	18" RCP	64	L.F.	\$52.47	\$3,358
8	18" RCP FES w/ Cutoff Wall	1	Each	\$1,691.08	\$1,691
9	Type L Rip-Rap Low Tailwater Basin	8	C.Y.	\$65.40	\$523
10	Concrete Emergency Overflow Weir	1	Each	\$5,540.47	\$5,540
11	Detailed Pond Grading	1	Each	\$3,992.67	\$3,993

SUBTOTAL \$60,534

C. West Water Quality Pond (Cordillera)

1	Type M Soil Rip Rap (at Overflow Weir)	276	C.Y.	\$76.30	\$21,059
2	Concrete Trickle Channel (4' Wide x 6" Deep)	68	L.F.	\$44.80	\$3,046
3	14' Maintenance Trail (8" Thick Crushed Granite)	174	L.F.	\$16.49	\$2,870
4	14' Maintenance Trail (12" Thick Crushed Granite)	14	L.F.	\$24.72	\$346
5	Reinforced Concrete Forebay (13' x 16')	1	Each	\$4,163.80	\$4,164
6	Outlet Structure (Structure, Initial Surcharge, Micropool, WQ Plate)	1	Each	\$11,065.68	\$11,066
7	18" RCP	56	L.F.	\$52.47	\$2,938
8	18" RCP FES w/ Cutoff Wall	1	Each	\$1,691.08	\$1,691
9	Type L Rip-Rap Low Tailwater Basin	8	C.Y.	\$65.40	\$523
10	Emergency Overflow Weir	1	Each	\$5,540.47	\$5,540
11	Detailed Pond Grading	1	Each	\$3,992.67	\$3,993

SUBTOTAL \$57,236

D. Green Acres Tributary Improvements

1	Earthwork to Create Realigned Channel (cut)	293,025	C.Y.	\$2.00	\$586,050
---	---	---------	------	--------	-----------

SUBTOTAL \$586,050

II. STREET IMPROVEMENTS**A. Belford Ave (Peoria Street - 10' Past Third KB Homes Entrance)**

1	24' Temporary Construction Access Road - 8" Thickness	7,520	S.Y.	\$10.46	\$78,689
2	Cattle Guard	1	Each	\$1,962.00	\$1,962
3	Subgrade Preparation (2' Behind Back of Curb)	33,413	S.Y.	\$3.27	\$109,261
4	Asphalt Pavement (7" HMA/17" ABC)	25,900	S.Y.	\$55.81	\$1,445,427
5	6" Vertical Curb & Gutter	6,568	L.F.	\$13.94	\$91,565
6	4' Shoulder (8" Class 6 Road Base)	2,900	S.Y.	\$10.59	\$30,725
7	Delineator Posts @ 200' O.C.	16	Each	\$82.30	\$1,317
8	Signage	17	Each	\$708.50	\$12,045
9	Striping 8" White	6,000	L.F.	\$0.55	\$3,270
10	Skip Striping 4" White	493	L.F.	\$0.55	\$269
11	Striping 4" White	7,276	L.F.	\$0.55	\$3,965
12	Striping 4" Single Yellow	1,461	L.F.	\$0.55	\$796
13	Striping 4" Double Yellow	6,303	L.F.	\$0.55	\$3,435
14	8" Wide Yellow Cross Hatching @ 25'	380	L.F.	\$0.55	\$207
15	8" Wide White Cross Hatching @ 25'	60	L.F.	\$0.55	\$33
16	Cross Pan	136	S.Y.	\$60.56	\$8,236
17	Double Corner Pedestrian Ramp Including Curb Return	8	Each	\$1,705.85	\$13,647
18	Collector Trench Drain	6,700	L.F.	\$16.62	\$111,371
19	Cleanouts	44	Each	\$381.71	\$16,795
20	Street Lights	12	Each	\$8,720.00	\$104,640
21	Std. Stock Fence	6,500	L.F.	\$3.38	\$21,964
22	5' Detached Concrete Sidewalk	16,445	S.F.	\$4.63	\$76,181
23	Subgrade Preparation for Sidewalk	2,558	S.Y.	\$3.27	\$8,365

SUBTOTAL \$2,144,164

B. Peoria Street Intersection

1	CLEARING AND GRUBBING	1	LS	\$5,450.00	\$5,450
2	REMOVAL OF BARRICADE	1	EA	\$545.00	\$545
3	REMOVAL OF PAVEMENT MARKING	2904	SF	\$2.18	\$6,331
4	REMOVAL OF SIGN PANEL	3	EA	\$76.30	\$229
5	REMOVAL OF GROUND SIGN	3	EA	\$98.10	\$294
6	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	1	LS	\$8,720.00	\$8,720
7	REMOVAL OF FENCE	710	LF	\$8.72	\$6,191
8	REMOVAL OF CURB AND GUTTER	1349	LF	\$10.90	\$14,704
9	REMOVAL OF CONCRETE PAVEMENT	709	SY	\$17.44	\$12,365
10	REMOVAL OF LIGHT STANDARD	5	EA	\$436.00	\$2,180
11	REMOVAL OF LIGHT STANDARD FOUNDATION	5	EA	\$599.50	\$2,998
12	REMOVAL OF PULL BOX	5	EA	\$272.50	\$1,363
13	REMOVAL OF INLET	1	EA	\$1,090.00	\$1,090
14	EMBANKMENT MATERIAL (COMPLETE-IN-PLACE)	6324	CY	\$4.36	\$27,573
15	OVEREXCAVATION (COMPLETE-IN-PLACE)	5374	CY	\$2.82	\$15,171
16	POTHOLING	24	HR	\$272.50	\$6,540
17	STOCKPILE TOPSOIL	1192	CY	\$2.82	\$3,365

18	TOPSOIL	491	CY	\$5.45	\$2,676
19	INLET PROTECTION	74	LF	\$10.90	\$807
20	CONCRETE WASHOUT STRUCTURE	1	EA	\$1,090.00	\$1,090
21	VEHICLE TRACKING CONTROL	2	EA	\$1,090.00	\$2,180
22	SILT FENCE	230	LF	\$2.18	\$501
23	SEDIMENT CONTROL LOG (12 INCH)	670	LF	\$2.18	\$1,461
24	SEDIMENT REMOVAL AND DISPOSAL	10	HR	\$218.00	\$2,180
25	EROSION CONTROL SUPERVISOR	11.25	DAY	\$190.75	\$2,146
26	RESET SIGN PANEL	3	EA	\$218.00	\$654
27	RESET PULL BOX	2	EA	\$981.00	\$1,962
28	MODIFY MANHOLE	4	EA	\$817.50	\$3,270
29	ADJUST VALVE BOX	4	EA	\$272.50	\$1,090
30	RESET TRAFFIC SIGNAL EQUIPMENT	1	LS	\$8,175.00	\$8,175
31	SEEDING (NATIVE)	1.5	AC	\$1,362.50	\$2,044
32	MULCHING (WEED FREE STRAW)	1.5	AC	\$1,362.50	\$2,044
33	AGGREGATE BASE COURSE (CLASS 6)	1570	CY	\$43.60	\$68,452
34	HOT MIX ASPHALT (GRADING S)(75)(PG 64-22)	460	TON	\$81.75	\$37,605
35	HOT MIX ASPHALT (GRADING SX)(75)(PG 64-22)	230	TON	\$103.55	\$23,817
36	EMULSIFIED ASPHALT (SLOW-SETTING)	417	GAL	\$4.36	\$1,818
37	CONCRETE PAVEMENT (9 INCH)	4687	SY	\$54.50	\$255,442
38	GROUTED RIPRAP (12 INCH)	50	CY	\$163.50	\$8,175
39	INLET TYPE R L 5 (5 FOOT)	1	EA	\$5,995.00	\$5,995
40	TRENCH DRAIN (PERFORATED)	555	LF	\$17.17	\$9,528
41	CONSTRUCTION FENCE	1155	LF	\$2.18	\$2,518
42	FENCE BARBED WIRE WITH METAL POSTS	850	LF	\$3.38	\$2,872
43	CONCRETE SIDEWALK (6 INCH)	191	SY	\$43.60	\$8,328
44	CONCRETE CURB RAMP	40	SY	\$163.50	\$6,540
45	HIGH SPEED MOUNTABLE CURB AND GUTTER	352	LF	\$17.44	\$6,139
46	VERTICAL CURB AND GUTTER	252	LF	\$14.99	\$3,777
47	MEDIAN CURB AND GUTTER	216	LF	\$14.99	\$3,237
48	MEDIAN COVER MATERIAL (4 INCH PATTERNED CONCRETE)	645	SF	\$21.80	\$14,061
49	DELINEATOR (TYPE I)	6	EA	\$27.25	\$164
50	COMMON TRENCH	50	LF	\$10.90	\$545
51	COMMON BORE	295	LF	\$16.35	\$4,823
52	PVC CONDUIT 2" (WITHIN COMMON BORE OR TRENCH)	435	LF	\$4.36	\$1,897
53	PULL BOX (TYPE I)	1	EA	\$981.00	\$981
54	PULL BOX (TYPE II)	4	EA	\$872.00	\$3,488
55	SIGN PANEL (CLASS I)	123	SF	\$23.98	\$2,950
56	SIGN PANEL (CLASS II)	58	SF	\$32.70	\$1,897
57	STEEL SIGN POST (2x2 INCH TUBING)	123	LF	\$19.62	\$2,413
58	TRAFFIC SIGNAL LIGHT POLE, 50' MAST ARM	1	EA	\$31,610.00	\$31,610
59	TRAFFIC SIGNAL LIGHT POLE, 60' MAST ARM	2	EA	\$38,150.00	\$76,300
60	TRAFFIC SIGNAL LIGHT POLE, 65' MAST ARM	1	EA	\$41,420.00	\$41,420
61	TRAFFIC SIGNAL HEAD, 3-SECTION, 12" LENSES	10	EA	\$981.00	\$9,810
62	TRAFFIC SIGNAL HEAD, 3-SECTION, 12" LENSES "ARROW"	11	EA	\$981.00	\$10,791
63	PEDESTRIAN HEAD (16-INCH) (COUNTDOWN)	2	EA	\$708.50	\$1,417
64	PEDESTRIAN PUSH BUTTONS	2	EA	\$981.00	\$1,962
65	INTERSECTION DETECTION SYSTEM (CAMERA)	4	EA	\$8,502.00	\$34,008
66	OPTICOM GTT 762 CARD	2	EA	\$1,090.00	\$2,180
67	OPTICOM GTT 722 HEAD	2	EA	\$3,052.00	\$6,104
68	TRAFFIC SIGNAL CONTROLLER CABINET MODIFICATIONS	1	LS	\$2,725.00	\$2,725
69	SANITARY FACILITY	1	EA	\$2,180.00	\$2,180
70	PAVEMENT MARKING PAINT (WATERBORNE)	47	GAL	\$87.20	\$4,098
71	METHYL METHACRYLATE PAVEMENT MARKING (WORD-SYMBOL)	290	SF	\$32.70	\$9,483
72	METHYL METHACRYLATE PAVEMENT MARKING (XWALK-STOP LINE)	736	FS	\$32.70	\$24,067
73	TRAFFIC SIGNAL (TEMPORARY)	1	LS	\$10,900.00	\$10,900
74	CONSTRUCTION TRAFFIC CONTROL	1	LS	\$27,250.00	\$27,250
75	UTILITY RELOCATIONS	1	LS	\$163,500.00	\$163,500

SUBTOTAL \$1,084,652

III. GREEN ACRES TRIBUTARY CROSSING IMPROVEMENTS

76	Architectural Box Culvert	1	Each	\$16,350.00	\$16,350
77	Wing walls for ABC	2	Each	\$38,150.00	\$76,300
78	Guard Rail	56	L.F.	\$130.80	\$7,325
79	11' x 28' Arch Culvert with Headwalls, Wing walls	1	Each	\$361,880.00	\$361,880
80	Install 11' x 28' Arch Culvert with Headwalls, Wing walls	1	Each	\$104,640.00	\$104,640
81	Retaining Wall at Belford Ave Culvert (NE)	622	V.S.F.	\$31.53	\$19,614
82	Retaining Wall at Belford Ave Culvert (NW)	421	V.S.F.	\$31.53	\$13,276
83	Retaining Wall at Belford Ave Culvert (SE)	276	V.S.F.	\$31.53	\$8,703
84	Retaining Wall at Belford Ave Culvert (SW)	2,172	V.S.F.	\$31.53	\$68,491
85	Grouted Boulder/Rip Rap at Arch Outflow (1)	-		-	
	*Grading for Run Down	3,340	SF	\$0.44	\$1,456
	*4 oz. Fabric at Run Down	3,340	SF	\$0.41	\$1,383
	*4" Layer - Type 2 Bedding	60	TN	\$29.43	\$1,766
	*Grouted Boulders	500	TN	\$163.50	\$81,750

SUBTOTAL \$762,934

PUBLIC IMPROVEMENTS SUBTOTAL **\$5,975,477**

MOBILIZATION:

1	Mobilization @ 5%				\$298,774
---	-------------------	--	--	--	-----------

SURVEYING:

1	Surveying @ 3%				\$179,264
---	----------------	--	--	--	-----------

CONSTRUCTION MANAGEMENT / TESTING:

1	Construction Management / Testing @ 12%				\$717,057
---	---	--	--	--	-----------

CONTINGENCY:

1	Contingency @ 10%				\$597,548
---	-------------------	--	--	--	-----------

SUBTOTAL **\$1,792,643**

PUBLIC IMPROVEMENTS TOTAL **\$7,768,120**

LETTER OF CREDIT AT 110% **\$8,544,932**

The opinion of probable construction costs for Compark Village South, Filing No. 1 was based on approximate quantity estimates for general Earthwork, utility work, concrete structural work, revegetation, and miscellaneous work based on the Final Road & Storm Drainage Construction Plans Prepared by Manhard Consulting, latest revision dated June 2016

Quantities were multiplied by current construction industry prices.

The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

EXHIBIT C-2
ESTIMATED COSTS OF THE
SEGMENT 2 PUBLIC IMPROVEMENTS

EXHIBIT C-2 - SEGMENT 2 IMPROVEMENTS
COMPARK VILLAGE SOUTH, BELFORD C.1
ROAD AND DRAINAGE

11/14/2019

November 14, 2019

Item Number	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Subtotal
-------------	------------------	--------------------	------	---------------------	----------

I. STORM SEWER SYSTEM IMPROVEMENTS**A. Storm Laterals - Belford Ave**

1	Type-R Inlet - 10'	4	Each	\$5,190.47	\$20,762
2	Type-D Inlet - (Modified 10' Type R Inlet)	2	Each	\$5,190.47	\$10,381
3	Type-R Inlet - 15'	1	Each	\$5,740.81	\$5,741
4	18" RCP	735	L.F.	\$51.99	\$38,215
5	24" RCP	143	L.F.	\$70.63	\$10,100
6	36" RCP	83	L.F.	\$135.38	\$11,236
7	4' Manhole	1	Each	\$3,150.97	\$3,151
8	5' Manhole	1	Each	\$3,463.91	\$3,464
9	6' Manhole	1	Each	\$3,776.85	\$3,777
10	Box Base Manhole	1	Each	\$9,064.44	\$9,064

SUBTOTAL \$115,891

B. East Detention/Water Quality Pond

1	Concrete Trickle Channel (4' Wide x 6" Deep)	131	L.F.	\$81.42	\$10,666
2	Reinforced Concrete Forebay	2	Each	\$13,963.55	\$27,927
3	10' Wide Gravel Maintenance Trail (8" Crushed Gravel)	522	L.F.	\$28.45	\$14,850
4	Outlet Structure	1	L.S.	\$49,050.00	\$49,050
5	Type M Rip Rap at Emergency Overflow	102	C.Y.	\$75.54	\$7,705
6	Concrete Emergency Overflow Weir	1	Each	\$8,595.52	\$8,596
7	Retaining Walls	1,745	V.S.F.	\$16.68	\$29,101
8	Place 4" Thick Topsoil Over Entire Pond Area	605	C.Y.	\$5.89	\$3,561
9	Temporary Irrigation	1.2	AC	\$1,716.75	\$2,060

SUBTOTAL \$153,517

II. STREET IMPROVEMENTS**A. Belford Ave (South Half from Third Residential Entrance to Happy Canyon Bridge)**

1	Subgrade Preparation (2' Behind Back of Curb)	6,930	S.Y.	\$1.46	\$10,130
2	Asphalt Pavement (7" HMA/17" ABC)	6,040	S.Y.	\$47.09	\$284,412
3	6" Vertical Curb & Gutter	1,510	L.F.	\$14.72	\$22,220
4	4' Shoulder (8" Class 6 Road Base)	705	S.Y.	\$8.83	\$6,224
5	Delineator Posts @ 200' O.C.	8	Each	\$118.70	\$950
6	Striping 8" White	1,575	L.F.	\$2.35	\$3,708
7	Striping 4" White	1,530	L.F.	\$1.18	\$1,801
8	Striping 4" Double Yellow	1,555	L.F.	\$2.35	\$3,661
9	Cross Pan	136	S.Y.	\$80.44	\$10,940
10	Double Corner Pedestrian Ramp Including Curb Return	2	Each	\$1,715.77	\$3,432
11	Collector Trench Drain	1,510	L.F.	\$15.50	\$23,405
12	Cleanouts	7	Each	\$264.87	\$1,854
13	5' Detached Concrete Sidewalk	7,300	S.F.	\$4.64	\$33,873
14	Subgrade Preparation for Sidewalk	1,140	S.Y.	\$1.46	\$1,666
15	Bridge at Happy Canyon Creek (Half Width)	7,400	S.F.	\$147.15	\$1,088,910

SUBTOTAL \$1,497,185

III. HAPPY CANYON IMPROVEMENTS**A. Cherokee Trail Crossing**

1	Removal of Pipe	3	Each	\$1,765.80	\$5,297
2	Embankment Material (Complete in Place)	34,409	C.Y.	\$2.94	\$101,266
3	Structure Excavation	420	C.Y.	\$9.81	\$4,120

4	Structure Backfill (Class 1)	217	C.Y.	\$14.72	\$3,193
5	Filter Material (Class A)	35	C.Y.	\$63.77	\$2,232
6	Topsoil	262	C.Y.	\$14.72	\$3,855
7	Temporary Stream Crossing	1	Each	\$24,525.00	\$24,525
8	Aggregate Base Course (Class 6)	112	C.Y.	\$39.24	\$4,395
9	Steel Sheet Piling (Type II)	2,510	S.F.	\$39.24	\$98,492
10	Grouted Riprap (24 inch)	25	C.Y.	\$196.20	\$4,905
11	Riprap (12 inch)	51	C.Y.	\$53.96	\$2,752
12	Soil Riprap (12 inch)	1,220	C.Y.	\$53.96	\$65,825
13	Concrete Class D (Box Culvert)	105	C.Y.	\$564.08	\$59,228
14	48 inch Reinforced Concrete Pipe (Complete in Place)	211	L.F.	\$167.75	\$35,395
15	48 inch Reinforced Concrete End Section	1	Each	\$5,935.05	\$5,935
16	Inlet Type D (10 ft)	1	Each	\$8,632.80	\$8,633
17	Concrete Sidewalk (6 in)	240	S.Y.	\$42.18	\$10,124

SUBTOTAL \$440,173

B. Drop Structure No. 1

1	Filter Material (Class A)	305	C.Y.	\$63.77	\$19,448
2	Topsoil	126	C.Y.	\$14.72	\$1,854
3	Temporary Stream Crossing	1	Each	\$24,525.00	\$24,525
4	Aggregate Base Course (Class 6)	129	C.Y.	\$39.24	\$5,062
5	Steel Sheet Piling (Type II)	1,660	S.F.	\$39.24	\$65,138
6	Grouted Riprap (24 inch)	144	C.Y.	\$196.20	\$28,253
7	Riprap (24 inch)	908	C.Y.	\$68.67	\$62,352
8	Soil Riprap (12 inch)	208	C.Y.	\$53.96	\$11,223
9	Concrete Class D (Wall)	46	C.Y.	\$1,569.60	\$72,202
10	Concrete Sidewalk (6 in)	487	S.Y.	\$42.18	\$20,543

SUBTOTAL \$310,600

C. Drop Structure No. 2

1	Topsoil	104	C.Y.	\$34.34	\$3,571
2	Temporary Stream Crossing	1	Each	\$24,525.00	\$24,525
3	Aggregate Base Course (Class 6)	153	C.Y.	\$44.15	\$6,754
4	Steel Sheet Piling (Type II)	2,050	S.F.	\$39.24	\$80,442
5	Grouted Riprap (24 inch)	115	C.Y.	\$343.35	\$39,485
6	Soil Riprap (12 inch)	199	C.Y.	\$73.58	\$14,641

SUBTOTAL \$169,419

D. Drop Structure No. 3

1	Topsoil	168	C.Y.	\$34.34	\$5,768
2	Temporary Stream Crossing	1	Each	\$24,525.00	\$24,525
3	Aggregate Base Course (Class 6)	331	C.Y.	\$44.15	\$14,612
4	Steel Sheet Piling (Type II)	3,000	S.F.	\$39.24	\$117,720
5	Grouted Riprap (24 inch)	174	C.Y.	\$343.35	\$59,743
6	Soil Riprap (12 inch)	163	C.Y.	\$73.58	\$11,993

SUBTOTAL \$234,361

PUBLIC IMPROVEMENTS SUBTOTAL **\$2,921,146**

MOBILIZATION:

1	Mobilization @ 5%				\$146,057
---	-------------------	--	--	--	-----------

SURVEYING:

1	Surveying @ 3%				\$87,634
---	----------------	--	--	--	----------

CONSTRUCTION MANAGEMENT / TESTING:

1	Construction Management / Testing @ 12%				\$350,537
---	---	--	--	--	-----------

CONTINGENCY:

1	Contingency @ 10%				\$292,115
---	-------------------	--	--	--	-----------

SUBTOTAL **\$876,344**

PUBLIC IMPROVEMENTS TOTAL **\$3,797,489**

LETTER OF CREDIT AT 110% **\$4,177,238**

The opinion of probable construction costs for Compark Village South, Filing No. 1 was based on approximate quantity estimates for general Earthwork, utility work, concrete structural work, revegetation, and miscellaneous work based on the Final Road & Storm Drainage Construction Plans Prepared by Manhard Consulting, latest revision dated June 2016

Quantities were multiplied by current construction industry prices.

The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

EXHIBIT C-2 - SEGMENT 2 IMPROVEMENTS
CHAMBERS HIGHPOINT, BELFORD C.2
ROAD AND DRAINAGE

11/14/2019

November 14, 2019

Item Number	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Subtotal
-------------	------------------	--------------------	------	---------------------	----------

I. STORM SEWER SYSTEM IMPROVEMENTS**A. Storm Laterals - Belford Ave**

1	Type-R Inlet - 15'	2	Each	\$5,740.81	\$11,482
2	18" RCP	80	L.F.	\$51.99	\$4,159
3	24" RCP	250	L.F.	\$70.63	\$17,658
4	7' Manhole	1	Each	\$4,089.79	\$4,090
5	Type M Rip Rap	200	C.Y.	\$75.54	\$15,107
6	Detention Ponds (2-3 ac-ft)	2	Each	\$109,000.00	\$218,000

SUBTOTAL \$270,496**II. STREET IMPROVEMENTS****A. Belford Ave (Happy Canyon Bridge to S. Chambers Rd.)**

1	Subgrade Preparation (2' Behind Back of Curb)	6,850	S.Y.	\$1.46	\$10,013
2	Asphalt Pavement (7" HMA/17" ABC)	7,045	S.Y.	\$47.09	\$331,735
3	6" Vertical Curb & Gutter	1,825	L.F.	\$14.72	\$26,855
4	Striping 8" White	1,815	L.F.	\$2.35	\$4,273
5	Striping 4" White	1,815	L.F.	\$1.18	\$2,137
6	Skip Striping 4" White	1,815	L.F.	\$0.39	\$712
7	Collector Trench Drain	1,810	L.F.	\$15.50	\$28,055
8	Cleanouts	16	Each	\$264.87	\$4,238
9	5' Detached Concrete Sidewalk	9,075	S.F.	\$4.64	\$42,109
10	Subgrade Preparation for Sidewalk	12,705	S.Y.	\$1.46	\$18,571

SUBTOTAL \$468,697**B. Intersection at Chambers Rd.**

1	Subgrade Preparation (2' Behind Back of Curb)	360	S.Y.	\$1.46	\$526
2	Asphalt Pavement(7" HMA/17" ABC)[E-470 right turn In, Chambers decel In & left turn In]	3,050	S.Y.	\$47.09	\$143,618
3	6" Median Curb & Gutter	2,400	L.F.	\$12.75	\$30,607
4	Turn Lane Arrows	3	Each	\$490.50	\$1,472
5	Striping 4" White	450	L.F.	\$1.18	\$530
6	Crosswalk Bars	750	S.F.	\$0.59	\$441
7	5' Detached Concrete Sidewalk	1,800	S.F.	\$4.64	\$8,352
8	Subgrade Preparation for Sidewalk	2,520	S.Y.	\$1.46	\$3,683
9	Handicap Ramp	2	Each	\$1,715.77	\$3,432
10	Signage	4	Each	\$273.70	\$1,095
11	Traffic Signal	1	Each	\$327,000.00	\$327,000
12	Traffic Signal E-470 Upgrade	1	Each	\$98,100.00	\$98,100

SUBTOTAL \$618,857**PUBLIC IMPROVEMENTS SUBTOTAL** **\$1,358,050**

MOBILIZATION:

1	Mobilization @ 5%				\$67,902
---	-------------------	--	--	--	----------

SURVEYING:

1	Surveying @ 3%				\$40,741
---	----------------	--	--	--	----------

CONSTRUCTION MANAGEMENT / TESTING:

1	Construction Management / Testing @ 12%				\$162,966
---	---	--	--	--	-----------

CONTINGENCY:

1	Contingency @ 10%				\$135,805
---	-------------------	--	--	--	-----------

SUBTOTAL \$407,415

PUBLIC IMPROVEMENTS TOTAL \$1,765,465

LETTER OF CREDIT AT 110% \$1,942,011

The opinion of probable construction costs for Belford Road through Chambers Highpoint was based on approximate quantity estimates for general Earthwork, utility work, concrete structural work, revegetation, and miscellaneous work based on the Road & Storm Drainage Construction Plans Prepared by TTG, latest revision dated November 2017

Quantities were multiplied by current construction industry prices.

The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

EXHIBIT D

FINANCIAL GUARANTEE AGREEMENT

THIS FINANCIAL GUARANTEE AGREEMENT (the "Agreement") is entered into this ____ day of _____, 20__, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), and _____ (the "Developer").

RECITALS

WHEREAS, the Town and the Developer have entered into that certain Subdivision Agreement (the "Subdivision Agreement") dated _____, 20__, concerning that certain real property known as _____, which is more particularly described in **Exhibit A**, which is attached to the Subdivision Agreement (the "Property"); and

WHEREAS, pursuant to the Subdivision Agreement, the Developer has agreed to install and complete at its expense certain Public Improvements (as that term is defined in the Subdivision Agreement) on the Property and to provide the Town with a financial guarantee, in an amount equal to one hundred ten percent (110%) of the costs of the Public Improvements naming the Town as the designated beneficiary, to secure the performance and completion of the Public Improvements.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged and confessed, the parties hereto covenant and agree as follows:

1. Purpose. The purpose of this Agreement is to provide for a financial guarantee to the Town for the performance and completion of the Public Improvements described in the Subdivision Agreement and, accordingly, to supplement the terms and conditions of the Subdivision Agreement. Defined terms within the Subdivision Agreement shall have the same meaning when used herein.

2. Financial Guarantee. In order to secure the performance and completion of the Public Improvements, the Developer agrees to deposit with the Town the sum of _____ Dollars (\$_____), which represents one hundred ten percent (110%) of the estimated cost of the Public Improvements (the "Financial Guarantee Funds"). All Financial Guarantee Funds shall be deposited in the Town's General Fund. The Town shall not be required to pay the Developer any interest on the Financial Guarantee Funds.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town's Director of Engineering/Public Works. If, however, they are unable to agree, the Director of Engineering/Public Works' estimate shall govern after giving consideration to information provided by the Developer including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of the financial guarantee. No representations are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimate prior to the issuance of any grading permit for the Property and on an annual basis thereafter. Adjusted cost estimates will be made according to changes in the Construction Costs Index as published by the *Engineering News Record* or based upon actual construction bids, as determined by the Town in the exercise of its sole discretion. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with new funds in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with additional Financial Guarantee Funds, the Town may exercise the remedies provided for in paragraph 6 of the Subdivision Agreement; provided, however, that prior to increasing the amount of additional Financial Guarantee Funds required, the Town shall give credit to the Developer for all required Public Improvements which have actually been completed so that the amount of Financial Guarantee Funds required at any time shall relate to the cost of required Public Improvements not yet constructed.

3. Release of Financial Guarantee Funds.

a. The Developer intends to enter into several different contracts with different contractors to install the Public Improvements. It is the intent of the parties hereto that Financial Guarantee Funds will be released as work is completed on each individual contract. In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 9 of the Subdivision Agreement or a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the Financial Guarantee Funds to complete the Public Improvements called for in this Agreement.

b. The Financial Guarantee Funds are to be used solely and exclusively for the completion of the Public Improvements. The Town will disburse up to ninety percent (90%) of the estimated cost of the Public Improvements as progress payments according to the schedule of values attached as **Exhibit 1** and incorporated by this reference (the "Schedule of Values"), upon the Developer's satisfaction of the following draw requirements:

1. The Developer delivers an application to the Town (which includes a certification signed by the Developer of the percentage of the total Public Improvements completed according to the Schedule of Values), which application will be made no more than once per month and shall be tied to progress toward the completion of the Public Improvements, as identified in the application (the "Application").

2. Upon receipt of the Application, the Town shall have thirty (30) calendar days within which to provide written acknowledgement from the Director of Engineering/Public Works or designee of the Town that the Application may be paid, partially paid or denied. The Town's affirmation and payment will not constitute approval by the Town of the completion and/or acceptance of Public Improvements, or any portion thereof. Such acknowledgement shall not be unreasonably denied or withheld by the Town and shall be given if the Public Improvements described in the Application are completed in accordance with the construction plans approved by the Town.

3. The Town shall have no obligation to provide probationary acceptance of the Public Improvements, until all of the Public Improvements are completed and all deficiencies, of any type, including, but not limited to, maintenance, materials or workmanship, that are identified by the Director of Engineering/Public Works at the final inspection are corrected (regardless of the cause of the deficiency).

4. Upon the Town's probationary acceptance of the Public Improvements, the Developer has the option of substituting a letter of credit for twenty percent (20%) of the cost of the Public Improvements that the Town is holding for the two-year warranty period, as described in the Subdivision Agreement, in a form and from a financial institution acceptable to the Town.

c. That portion of the Financial Guarantee Funds which represents twenty percent (20%) of the estimated costs of the Public Improvements shall be retained by the Town during the two-year warranty period described in the Subdivision Agreement. At the end of the warranty period and upon final acceptance by the Town, the remaining Financial Guarantee Funds shall be released to the Developer. The Town may draw on the Financial Guarantee Funds during the warranty period to correct any problems with the Public Improvements which have not been corrected by the Developer, as provided by the Subdivision Agreement.

4. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

5. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Parker Municipal Code and the laws of the State of Colorado.

6. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

7. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns as the case may be.

8. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two (2) constructions, one of which would render the provision void, and the other which would render the provision valid, then the provisions shall have the meaning which renders it valid.

9. Governing law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

10. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid,

to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town: Town of Parker
Attn: Director of Engineering/Public Works
20120 E. Mainstreet
Parker, Colorado 80138

With a copy to: Town of Parker
Attn: Town Attorney
20120 E. Mainstreet
Parker, Colorado 80138

Notice to Developer: _____

With a copy to: _____

11. Assignment or Assignments. There shall be no partial transfer or assignment of any of the rights or obligations of the Developer under this Agreement. There shall be no assignment of this Agreement without the prior written approval of the Town, which the Town may grant or withhold in its sole discretion. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the proposed transfer or assignment of this Agreement.

12. Title and Authority. The Developer expressly warrants and represents to the Town that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individual(s) that the undersigned individuals(s) has or have full power and authority to enter into this Financial Guarantee Agreement. The Developer and the undersigned individual(s) understand that the Town is relying on such representations and warranties in entering into this Agreement.

13. Conflict with Subdivision Agreements. In the event there is a conflict between the language contained within the Financial Guarantee Agreement and the language contained within the Subdivision Agreement, the language contained in the Subdivision Agreement shall control.

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: _____
John Fussa, Community Development Director

By: _____
Tom Williams, Director of Engineering/Public Works

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

DEVELOPER: [COMPANY NAME HERE]

By: _____
[Sign on line↑]

[Please print name, title on line↑]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
20__, by _____, as _____ of _____.

My commission expires: _____.

SEAL

Notary Public

EXHIBIT LIST

Exhibit A Legal Description of the Property

Exhibit 1 Schedule of Values

EXHIBIT E
STREETSCAPE IMPROVEMENTS

PHASE 1 SIA						
EXHIBIT E						
STREETSCAPE IMPROVEMENTS FOR BELFORD AVE.						
	August 31, 2016					
					Estimated	
Item			Estimated		Unit	
Number	Item Description	Size	Quantity	Unit	Cost	Subtotal
I	Streetscape Improvements					
A	Belford Avenue Landscape					
	Landscape Improvements					
1	Deciduous Trees	2 1/2" cal.	70	EA	\$560.00	\$39,200.00
2	Ornamental Trees	2" cal.	60	EA	\$480.00	\$28,800.00
3	Evergreen Trees	8'	84	EA	\$690.00	\$57,960.00
3	Deciduous Shrubs	5 gal.	1,606	EA	\$27.00	\$43,362.00
4	Ornamental Grasses	5 gal.	353	EA	\$17.00	\$6,001.00
5	Perennials	1 gal.	2,417	EA	\$12.00	\$29,004.00
6	Irrigated Turf (seeding?)	-	18,940	SF	\$0.85	\$16,099.00
7	Shrub Bed Prep	-	18,940	SF	\$0.15	\$2,841.00
8	Shrub Bed Mulch	-	18,940	SF	\$0.50	\$9,470.00
9	Native Turf (seeding?)	-	534,606	SF	\$0.35	\$187,112.10
					Subtotal	\$419,849.10
B	Irrigation					
1	Irrigated Turf	-	18,940	SF	\$0.90	\$17,046.00
2	Irrigated Native Turf	-	534,606	SF	\$0.50	\$267,303.00
3	Tree Irrigation	-	130	EA	\$5.00	\$650.00
4	Shrub Bed Irrigation	-	18,940	SF	\$0.35	\$6,629.00
					Subtotal	\$291,628.00
					Total	\$711,477.10
					Total Exhibit E	\$711,477.10
					Is There Mobilization	NO
					Surveying	NO
					Construction Management	\$35,573.86
					Contingency 10%	\$71,147.71
					Public Improvement Total	\$818,198.67
					Letter of Credit at 110%	\$900,018.53

Note: Costs based on Compark Village Filing 1 Streetscape Plans Prepared by THK Dated: 8_26_16

Landscape unit costs based on Town of Parker landscape costs where applicable.

EXHIBIT F
LANDSCAPE IMPROVEMENTS

Note: Costs based on Compark Village Filing 1 Berm and Gat Plans Prepared by THK Dated: 8-31-16
Landscape unit costs based on Town of Parker landscape costs where applicable.

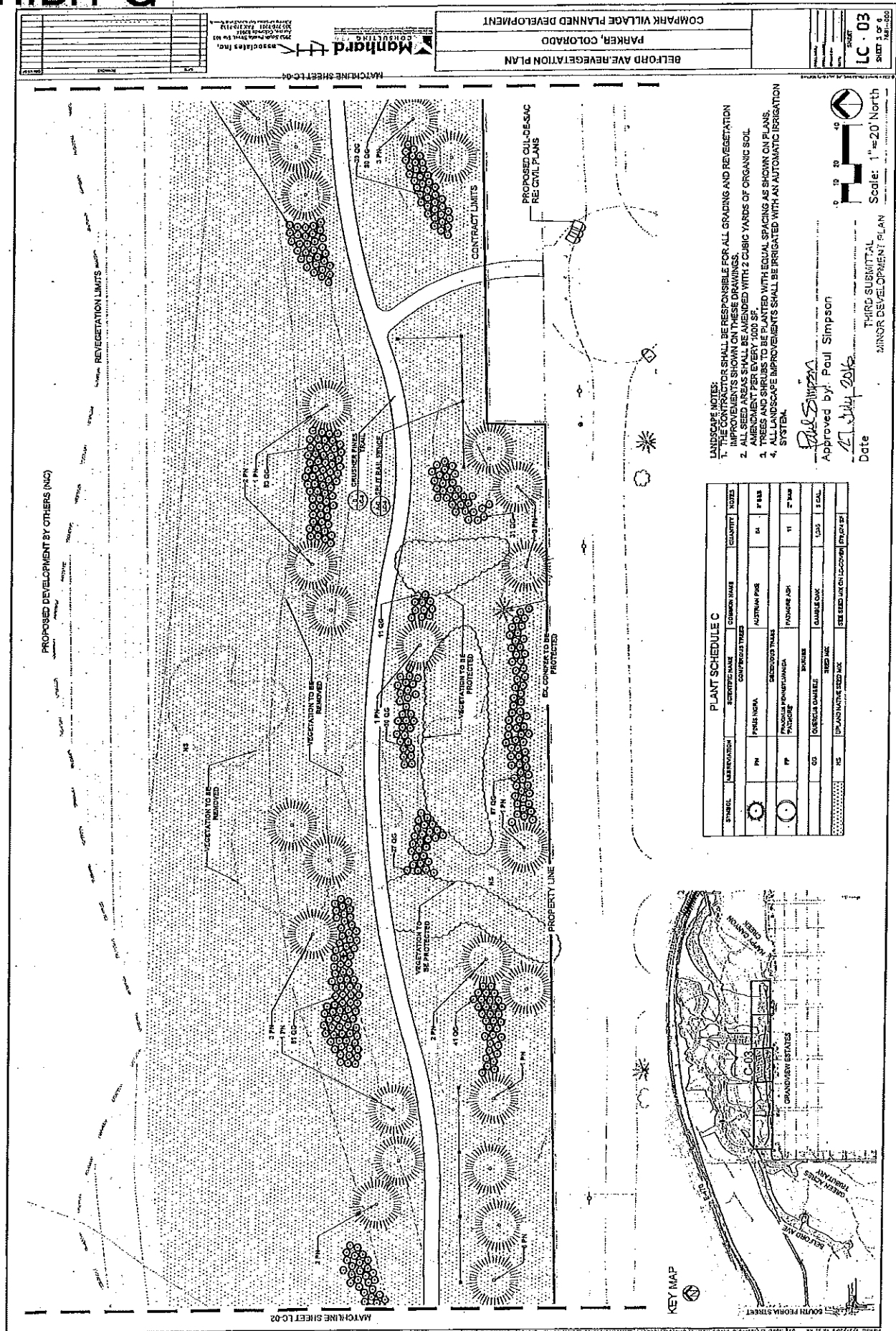
PHASE 1 SIA						
EXHIBIT F						
GREEN ACRES TRIBUTARY (GAT) IMPROVEMENTS FOR BELFORD AVE.						
	Revised 8/31/16				Estimated	
Item			Estimated		Unit	
Number	Item Description	Size	Quantity	Unit	Cost	Subtotal
II	Green Acres Tributary					
A	Site Improvements					
1	Stone Veneer on Wing Walls and Columns	-	1,524	FF	\$25.00	\$38,100.00
2	Concrete Caps on Culverts and Wings Walls	-	367	LF	\$65.00	\$23,855.00
3	Concrete Columns		7	CY	\$700.00	\$4,900.00
4	Concrete Caps on Columns	-	8	EA	\$250.00	\$2,000.00
5	Sign Face/Sand Blast Finish for Sign Face (By Supplier)		3,000	FF	\$5.00	\$15,000.00
6	Logo and Sign Face Lettering		1	LS	\$3,000.00	\$3,000.00
7	Concrete Trail at Culvert	-	6,335	SF	\$4.50	\$28,507.50
8	Concrete Rumble Strip (Colored Concrete)	-	750	SF	\$15.00	\$11,250.00
9	Concrete Curb at Culvert	-	250	LF	\$10.00	\$2,500.00
10	Boulders (2-3') along channel edges	-	200	EA	\$300.00	\$60,000.00
11	Lights/Light pole on Columns	-	8	EA	\$6,500.00	\$52,000.00
12	Recessed Lights on Columns	-	8	EA	\$500.00	\$4,000.00
13	Decorative Railing at Culvert	-	148	LF	\$125.00	\$18,500.00
14	Decorative Railing at Retaining Wall	-	204	LF	\$125.00	\$25,500.00
15	Logo and Sign Face Lettering		1	LS	\$3,000.00	\$3,000.00
16	Crusher Fines Trail	10' Width	40,329	SF	\$1.00	\$40,329.00
					Subtotal	\$332,441.50
B	Revegetation Improvements					
1	Deciduous Trees	-	6	EA	\$560.00	\$3,360.00
2	Submerged Aquatic Seed	-	55,652	SF	\$0.65	\$36,173.80
3	Riparian Seed	-	55,652	SF	\$0.35	\$19,478.20
4	Native Turf	-	638,908	SF	\$0.35	\$223,617.80
5	Wetland Plugs at Pipe Outfall	-	1,111	EA	\$3.00	\$3,333.00
6	Wetland Plugs in Ponds (3' O.C)	-	3,386	EA	\$3.00	\$10,158.32
					Subtotal	\$296,121.12
C	Irrigation					
1	Riparian/Submerged Aquatic Irrigation	-	111,304	SF	\$0.90	\$100,173.60
2	Irrigated Native Turf	-	638,908	SF	\$0.50	\$319,454.00
					Subtotal	\$419,627.60
					Total	\$1,048,190.22
					Total Exhibit F (GAT ONLY)	\$1,048,190.22
					TOTAL EXHIBIT F (GAT Only)	\$1,048,190.22
					Is There Mobilization	NO
					Surveying	NO
					Construction Management (5%)	\$52,409.51
					Contingency 10%	\$104,819.02
					Public Improvement Total	\$1,205,418.75
					Letter of Credit at 110%	\$1,325,960.63

Note: Costs based on Compark Village Filing 1 Berm and Gat Plans Prepared by THK Dated: 8-31-16

Landscape unit costs based on Town of Parker landscape costs where applicable.

EXHIBIT G
PRESERVED TREES

EXHIBIT G



PLANT SCHEDULE C				
SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY
○	PN	PRUNUS NICKRA	CONFEDERATE JASMINE	11
○	PN	PRUNUS NICKRA	AUSTRIAN PINE	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11
○	PN	PRUNUS NICKRA	PRUNUS NICKRA	11

LANDSCAPE NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
 2. ALL SEED AREAS SHALL BE AMENDED WITH 2 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER EVERY 1000 SF.
 3. ALL SEEDS SHALL BE PLANTED WITH EQUAL SPACING AS SHOWN ON PLANS.
 4. ALL LANDSCAPE IMPROVEMENTS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

Approved by: Paul Simpson
 Date: 17 July 2016

THIRD SUBMITTAL
 MINOR DEVELOPMENT PLAN

Scale: 1"=20' North



Request for Town Council Action

Date: June 15, 2020

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 20-031**
A Resolution to Amend Resolution No. 19-105, Series of 2019, to Extend the Expiration Date of the Final Plats for Compark Village South Filing No. 2 and Compark Village South Filing No. 2 - Amendment No. 1 Through June 30, 2021

Department: Engineering/Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

The developer of the proposed Compark Village South subdivision is requesting extensions of several items associated with this project. This item includes the following requests:

- An extension to the expiration date of the development's Minor Development Plat (Filing No. 1) that creates the major infrastructure for the project, and approval of the associated Amended and Restated Subdivision Agreement.
- An extension to the expiration date of the developments' Final Plats - Compark Village South Filing No. 2 and Compark Village South Filing No. 2, Amendment No. 1 – that create single-family residential lots.

These extensions are being requested due to difficulties in obtaining financing for the project because of volatility in the bond market due to the COVID 19 pandemic.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Compark Village South development is located south of E-470 and north of Grandview Estates, between Peoria Road and Chambers Road. The Town Council approved the Minor Development Plat (Filing No. 1) and the associated Subdivision Agreement for development on

September 19, 2016. Under the Town Code, a Developer has 90 days from the date of approval to record a plat and associated agreements before the approvals expire. The Developer of Compark Village South Filing No. 1 has previously requested and received five extensions of this expiration date.

The most recent extension, which was granted by Town Council in December 2019, extended this expiration date to June 30, 2020. This was requested to allow the Developer time to obtain a new permit from the U.S. Army Corps of Engineers (USACE) necessary to construct drainageway improvements with the project, as the original permit that had been obtained for this work had expired. The Town cannot grant construction permits for this project without the appropriate Corps permits in place.

Since this project's last extension, the permit for the drainageway work has been obtained and the developer has made necessary revisions to the construction plans. However, the recent economic issues caused by the COVID-19 pandemic have led to problems in the bond market through which the developer intends to fund the infrastructure. The Developer has requested that the expiration date for the Minor Development Plat and Subdivision Agreement be extended to December 31, 2020, to allow for the market to settle and allow financing to be obtained. The associated Subdivision Improvement Agreement is also proposed to be revised to update the completion dates of the Public Improvements

The Developer has previously committed to advance the security and construction of an additional segment of Belford Avenue, a regional roadway that will be extended through this property. This additional segment will result in a new east-west roadway connection extending from Peoria Street to Chambers Road. The attached Vicinity Map details the two segments of proposed Belford Avenue. If this extension is granted, the construction of this additional segment will remain an obligation of the initial phase of development.

If this extension is not granted, the Developer will have until June 30, 2020, to record the Minor Development Plat and Subdivision Agreement before they expire.

The proposed development also includes two final plats creating residential lots, known as Compark Village South Filing No. 2 and Compark Village South Filing No. 2, Amendment No. 1. The Developer has previously requested and received four extensions of the expiration dates, which extended the expiration dates to December 31, 2020. These two projects are dependent on the infrastructure required to be constructed with Compark Village South Filing No. 1, so these projects cannot move forward before Filing No. 1. The Developer has requested that the expiration dates for the Final Plats for Filing No. 2 and Filing No. 2, Amendment No. 1 be extended to June 30, 2021.

If this extension is not granted, the Developer will have until December 31, 2020, to record these final plats before they expire.

FINANCIAL IMPACT

There are no direct financial impacts to the Town. The financial security amounts that the Developer will be required to provide through the Subdivision Improvement Agreements have been modified to reflect increases in construction costs over the past year, and to include additional public improvements the Developer has committed to construct.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Vicinity Map
2. Extension Request Letter
3. Resolution 20-031

RECOMMENDED MOTION

I move to approve Resolution No. 20-031.

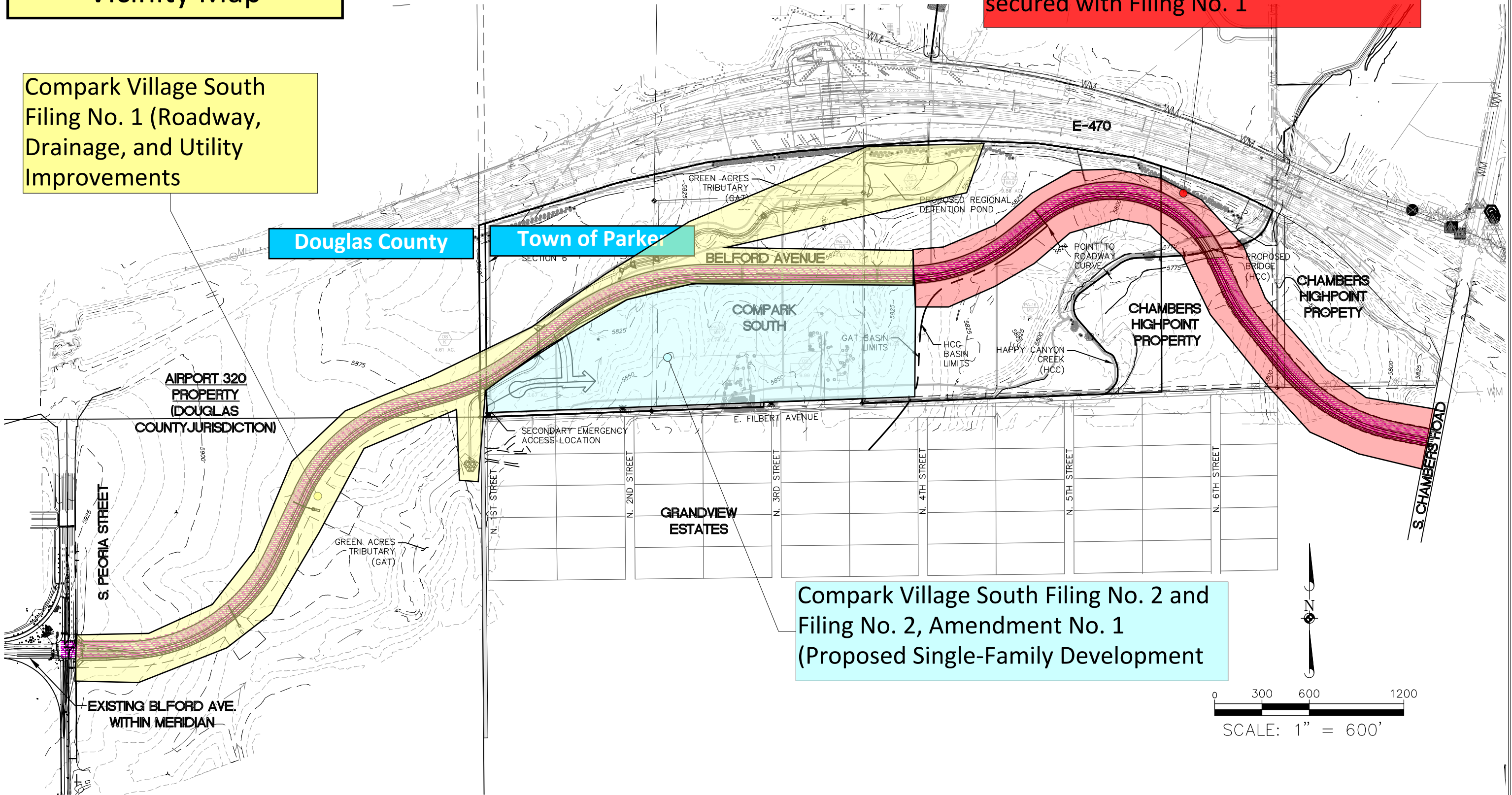
Compark Village South
Vicinity Map

Compark Village South
Filing No. 1 (Roadway,
Drainage, and Utility
Improvements

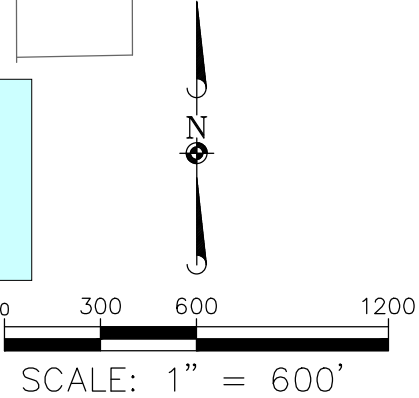
Additional segment of Belford Avenue
secured with Filing No. 1

Douglas County

Town of Parker



Compark Village South Filing No. 2 and
Filing No. 2, Amendment No. 1
(Proposed Single-Family Development



MPV Compark Management, LLC
1001 Bannock Street, Ste. 463
Denver, CO. 80204
303.881.6292

May 18, 2020

Stacey Nerger; Associate Planner
Alex Mestdaugh; Engineering Services Manager
Town of Parker
30120 E. Mainstreet
Parker, CO. 80138-7335

RE: **Compark Village South Filing No.1
Entitlement Extension Request**

Dear Stacey and Alex,

Attached please find the letter dated October 11, 2019, that we submitted to the Town of Parker requesting a six-month extension last year on Compark Village South Filing No. 1 (CVSF1). The Town Council approved our request on December 2, 2019, extending the SIA deadline to June 30, 2020.

Compark's goal during this six-month period was to complete specific milestones with the intent of closing our bond financing, funding our SIA obligation, closing with Century Communities on Tract H, and commencing construction of the trunk infrastructure in CVS F1. We have worked diligently advancing all work required to accomplish these objectives, but the COVID 19- pandemic has resulted in delays.

We are still pushing to have the work completed in order to issue bonds such that we can fund the CVS F1 SIA obligation. In order to issue bonds, our bond underwriter, Stifel Nicolaus & Co Inc., needs to "post" the Preliminary Limited Offering Memorandum ("PLOM"). This allows institutional investors to review the documents which describes the proposed development, its financial obligations, and commences discussions on demand and pricing of the Bond offering. We anticipate having the PLOM ready for posting in June. Unfortunately, the current bond market is in a turbulent state due to the pandemic, and we need an extension of time to allow for the bond market to stabilize.

Alan Matlosz, Managing Director of Stifel Nicolaus, is recommending our request for a *six-month extension through Dec. 31, 2020*, to provide time for the market to stabilize (*see attached letter from Alan*).

I want to stress that five essential milestones below have been completed despite the COVID 19 pandemic, albeit the work has been delayed by 60 days.

(1). 404 Individual Permit - We received permit approval (NOW-2019-01921-DEN) on February 10, 2020 for this important milestone. This allows the project to move forward and gain access with Belford Ave. across the Green Acres Tributary. **MILESTONE COMPLETED.**

(2). Green Acres Tributary - Mile High District ("District") / Town of Parker- Final Design- Last June we deposited \$478,000 with the Town of Parker/Mile High District to complete the necessary scope of services to accommodate the Green Acres Tributary design which was required to meet standard for the 404 permit. In December, we reported the design work was at 60% completion. The District expected the work to be at 90% by the end of February. COVID 19 has delayed this about two months. The design is at 90% now and we received the construction budget. **MILESTONE COMPLETED.**

(3). Town of Parker - review of redesign of CV Filing 1 and CV Filing 2 plans. The Town of Parker/Mile High Flood District required a redesign of an “off channel” detention facility which required modifications to the storm sewer conveyance system because of the revised design for the Green Acres Tributary with the District. The plans were submitted on March 2, 2020 and comments provided on April 13, 2020. We are on second round of addressing the comments which were submitted on May 8, 2020 and expect plans to be approved by June 2020. The resubmittals and reviews were delayed because of COVID 19. **MILESTONE COMPLETED.**

(4). Construction Bids, Contractor selection and Schedule - Construction documents were advertised for Bids on February 28, 2020. We have reviewed the bids and selection of contractors occurred on March 20, 2020. **MILESTONE COMPLETED.**

(5). Century Communities - Closing Documents - COVID 19 pandemic has delayed the willingness of the production homebuilders to close on Tract H of the project development. All of the production builders we work with have reported they have taken a sixty to ninety day “pause” in acquiring land for new development. That being said, Century has committed to move forward provided bonds have been issued necessary to fund the SIA obligations of CV Filing 1. We are in the process of finalizing all closing documents and expect to be in final form by June 15th.

In summary, we have spent a lot of money and worked very diligently in completing the work above despite the COVID 19 pandemic and the challenges it has presented. We understand that the Town has been generous providing us extensions but do believe the extensions were warranted because of the issues resulting from the jurisdictional determination by the Army Corp of Engineers upon the expiration of the non-jurisdictional determination in February 2017 on Green Acres Tributary. There has been a lot of time lost due to the work necessary to get the redesign and permitting of the GAT through the Corp which has been necessary to keep the project moving forward. This work has more than doubled the cost of the Green Acres Tributary, but it is now completed.

In summary, we are asking for a *six-month extension* for:

- The expiration date of the Minor Development Plat for Compark Village South Filing No. 1 and approve the subdivision agreement for Compark Village South Filing No. 1 through December 31, 2020
- The expiration date of the Final Plats for Compark Village South Filing No. 2 and Compark Village South Filing No. 2- Amendment 1 through June 30, 2021.

I earnestly hope you can appreciate the amount of work and effort the Town staff and our team have exerted to get to this point. We believe it would be very counterproductive to not have the time to get the bonds issued and close this deal.

I am hopeful you will agree to this and am prepared to attend the Town Council meeting on June 15th to address any questions.

Sincerely,

Michael Vickers
Developer, MPV Compark Management

RESOLUTION NO. 20-031, Series of 2020

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 19-105, SERIES OF 2019 TO EXTEND THE EXPIRATION DATE OF THE FINAL PLATS FOR COMPARK VILLAGE SOUTH FILING NO. 2 AND COMPARK VILLAGE SOUTH FILING NO. 2 – AMENDMENT NO. 1 THROUGH JUNE 30, 2021

WHEREAS, the Town approved the final plats for Compark Village South Filing No. 2 and Compark Village South Filing No. 2 – Amendment No. 1 on April 23, 2017 (the “Final Plats”);

WHEREAS, Section 13.07.080(h)(1) of the Parker Municipal Code provides that the failure “to submit all required documentation, including applicable security, within ninety (90) days [of approval] shall render approval of the final plat “null and void;”

WHEREAS, Section 13.07.080(h)(2) of the Parker Municipal Code allows the Planning Director to grant “no more than one (1) extension of time, of no more than thirty (30) days . . .;”

WHEREAS, the Planning Director provided a 30-day extension of time on November 21, 2017;

WHEREAS, Town Council approved Resolution No. 17-064, Series of 2017, to extend the expiration date of the Final Plats to December 31, 2018;

WHEREAS, Town Council approved Resolution No. 18-092, Series of 2018, to extend the expiration date of the Final Plats to December 31, 2019;

WHEREAS, Town Council approved Resolution No. 19-105, Series of 2019, to extend the expiration date of the Final Plats to December 31, 2020, subject to the provision of the financial guarantee for Compark Village South Filing No. 1 and the recordation of the fully executed Subdivision Agreement for Compark Village South Filing No. 1. on or before June 1, 2020;

WHEREAS, the extension of the expiration date of the Final Plats can only be granted by Town Council under Section 13.01.090 of the Parker Municipal Code, if the Town Council determines that the request of the property owner is in the public interest; and

WHEREAS, the Town Council determines that the construction of Belford Avenue, which will provide access to the Final Plats, is in the public interest and desires to grant the extension of the expiration of the Final Plats, subject to the terms and conditions contained in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker, Colorado, based upon the recitals of this Resolution, authorizes the extension of the expiration date of the Final Plats

through June 30, 2021, subject to (1) the provision of the financial guarantee for Compark Village South Filing No. 1 and the recordation of the fully executed subdivision agreement for Compark Village South Filing No. 1 on or before June 30, 2021; and (2) the provision of the financial guarantee for Compark Filing No. 2 and Compark Village South Filing No. 2 – Amendment No. 1, and the recordation of the fully executed subdivision agreements for these filings on or before June 30, 2021.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



Request for Town Council Action

Date: June 15, 2020

Submitted By: Kristin Hoffmann, Deputy Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 5.37.1 - Second Reading**
A Bill for an Ordinance to Amend Chapter 4.05 of the Parker Municipal Code Regarding Unclaimed Property

Department: Town Attorney, Kristin Schledorn

EXECUTIVE SUMMARY

This ordinance revises Chapter 4.05 of the Parker Municipal Code to comply with changes required by SB 19-088, concerning the adoption of the Revised Uniform Unclaimed Property Act.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

SB 19-088, which takes effect on July 1, 2020, adopts the Revised Uniform Unclaimed Property Act. In order for the provisions of the Act to not apply to a local government, the local government must adopt an ordinance relating to the disposition of property, which (1) requires the Town to hold the property for the owner for at least five years after it is presumed abandoned under C.R.S. 38-13-201(1)(j) (one year after the property becomes distributable); and (2) provides the State Treasurer with specified information concerning such property. This ordinance makes those changes to Chapter 4.05 of the Parker Municipal Code, entitled Unclaimed Property.

FINANCIAL IMPACT

Minimal impact, primarily related to increased administrative time.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Ordinance No. 5.37.1

RECOMMENDED MOTION

I move to approved Ordinance No. 5.37.1 on second reading.

ORDINANCE NO. 5.37.1, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 4.05 OF THE PARKER MUNICIPAL CODE REGARDING UNCLAIMED PROPERTY

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 4.05.020 of the Parker Municipal Code is amended to read as follows:

4.05.020 Definitions.

Unless otherwise required by context or use, words and terms shall be defined as follows:

* * *

Unclaimed property means any tangible or intangible property, including any income or increment derived therefrom, less any lawful charges, that is held by or under the control of the Town and which has not been claimed by its owner for a period of more than ~~two (2)~~ **six (6)** years after it became ~~payable~~ ~~or~~ distributable. For the purposes of this Chapter, *unclaimed property* shall not include lost, abandoned or recovered stolen personal property, as provided in Chapter 8.14 of this Code. The disposition of lost, abandoned or recovered stolen personal property shall be governed by the provision contained in Chapter 8.14, notwithstanding any provision of this Chapter.

Section 2. Chapter 4.05 of the Parker Municipal Code is amended by the addition of a new Section 4.05.040, Annual notice to State Treasurer, to read as follows:

4.05.040 Annual notice to State Treasurer.

The Finance Director shall provide the State Treasurer with an alphabetical list of the owners for whom the Town holds property that is presumed abandoned under this Chapter and the value of such property. Such information shall be provided to the State Treasurer in electronic format.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: June 15, 2020

Submitted By: Jamie Wynn, Assistant Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 5.32.5 - Second Reading**
A Bill for an Ordinance to Amend Section 10.01.060 of the
Parker Municipal Code Concerning Pedestrians on Medians
and Shoulders

Department: Town Attorney, Jamie Wynn

EXECUTIVE SUMMARY

The purpose of this amendment is to update the Parker Municipal Code to address safety concerns with respect to pedestrians located on certain medians and shoulders on and along the roadways in the Town.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Code section entitled Solicitation on or near street or highway, has been retitled as Pedestrians on medians and shoulders, and has been modified to further detail the specific traffic flow considerations and operations as well as the focus on the safety concerns of pedestrians on certain medians and shoulders which pose a higher safety risk for pedestrian traffic.

Under the applicable national standards, the recommended minimum safe width for pedestrian safety islands is 6 feet. In the Town of Parker, the majority of roadways that would be subject to this proposed Ordinance have medians that exceed 7 feet in width, with the exception of these medians that narrow at intersections for specific purposes, such as accommodating left-hand turn lanes.

The suggested changes to this Code section, focus specifically on detailing the safety concerns for any individual located on any narrow or unraised portion of a median or shoulder, and provide for certain specific listed exceptions.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 5.32.5

RECOMMENDED MOTION

I move to approve Ordinance No. 5.32.4 on second reading.

ORDINANCE NO. 5.32.5, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 10.01.060 OF THE PARKER MUNICIPAL CODE CONCERNING PEDESTRIANS ON MEDIANS AND SHOULDERS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 10.01.060 of the Parker Municipal Code is amended to read as follows:

10.01.060 ~~Solicitation on or near street or highway.~~ Pedestrians on medians and shoulders.

(a) The purpose of this Section is to prevent dangers to persons and property, to prevent delays and to avoid interference with the traffic flow. Roadways that have center medians often are designed to deal with specific traffic flow considerations ~~problems~~. Any delay or distraction may interfere with traffic operations and safety planning. ~~Sometimes persons stand near intersections and near traffic lights to contact drivers or passengers in cars that are passing or that are stopped temporarily due to traffic lights.~~

(b) Furthermore, pedestrians on narrow raised medians, or on medians and shoulders without curbs that are not raised from the adjacent vehicular travel lane, pose a public safety hazard.

(b) (c) It shall be unlawful for any person to ~~solicit employment, business, contributions or sales of any kind, or collect monies for the same, from the occupant of any vehicle traveling upon any street or highway when such solicitation or collection:~~ sit, stand, or otherwise be located on any median without curb(s) and that is not raised from the adjacent vehicular travel lane, any raised median which is less than seven (7) feet in width measured from the curb face(s), or any shoulder without a curb and that is not raised from the adjacent vehicular travel lane within seven (7) feet measured from of the edge of street pavement or outside lane striping. This provision does not apply to roadways with posted speeds of twenty-five (25) miles per hour or less or private roadways.

(1) ~~Causes the person performing the activity to enter onto the traveled portion of a street or highway.~~

(2) ~~Involves the person performing the activity to be located upon any median area which separates traffic lanes for vehicular travel in opposite directions.~~

~~(3) The person performing the activity is located such that vehicles cannot move into a legal parking area to safely conduct the transaction.~~

~~(c) It shall be unlawful for any person to solicit or attempt to solicit employment, business or contributions of any kind from the occupant of any vehicle on any highway included in the interstate system, including any entrance to or exit from such highway.~~

~~(d) For purposes of this Section, the traveled portion of the street or highway shall mean that portion of the road normally used by moving motor vehicle traffic.~~

(d) The following shall be exceptions to this Section:

(1) Public Works, Police, Parks or other public safety personnel engaged in the performance of their official duties.

(2) Any contractors or utility company personnel specifically authorized by the state or the Town to access a restricted median or shoulder, who are engaged in the performance of their job duties.

(3) Pedestrians utilizing a restricted median or restricted shoulder as a refuge at a designated crosswalk because they were not able to safely cross the entire roadway

(4) Any provision of the Model Traffic Code, as adopted under Section 7.01.020 of this Chapter, that specifically allows for pedestrians or wheelchairs on medians or shoulders.

(e) A violation of this Section shall be civil in nature and punishable by civil penalties of not more than four hundred ninety-nine dollars (\$499.00) to be determined and assessed at the discretion of the Municipal Judge. No jail sentence shall be available as a possible penalty for such a violation.

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: June 15, 2020

Submitted By: Kristin Hoffmann, Deputy Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10**
(Continued from 5/18/20 and continued from 6/4/20)

Department: Town Attorney, Kristin Hoffmann

EXECUTIVE SUMMARY

The resolution approves the service plan for Cherry Creek South Metropolitan District No. 10. The ordinance approves the intergovernmental agreement with the District.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In October 2004, the Town Council approved the Consolidated Service Plan (the “Original Service Plan”) for Cherry Creek South Metropolitan District Nos. 2 – 11 (the “Cherry Creek Districts”). At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the public improvements. However, as a result of the sale of the property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate under the Original Service Plan.

In 2016, the Town Council approved the amended and restated consolidated service plan for District Nos. 2 and 3, and they operate independently from District Nos. 4-11. District No. 10 has submitted an application to amend and restate its service plan. This plan is submitted and processed under the recently approved metropolitan district policies.

FINANCIAL IMPACT

Under the terms of the intergovernmental agreement, the District agrees to impose a property tax of 5 mills, which will be remitted to the Town for the planning, design, financing, acquisition, construction, operation and maintenance of the Town infrastructure identified in Exhibit B of

the intergovernmental agreement.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Aerial Map CCSMD Nos. 4-11
2. Overall Boundary Map CCSMD Nos. 4-11
3. CCSMD 4-11 Summary Memo 06042020 FINAL
4. Resolution No. 20-020
5. Ordinance No. 9.315

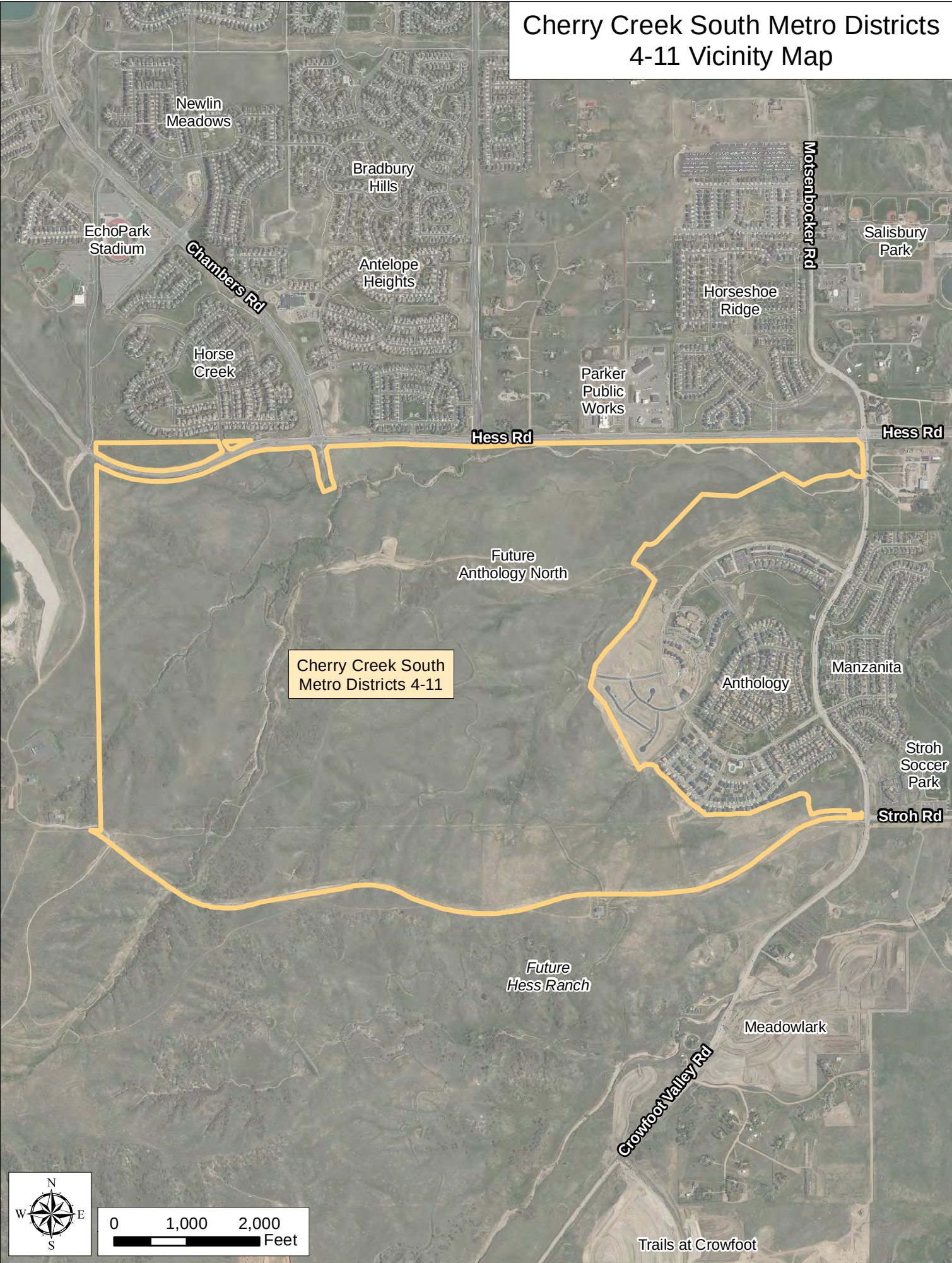
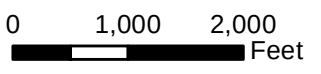
RECOMMENDED MOTION

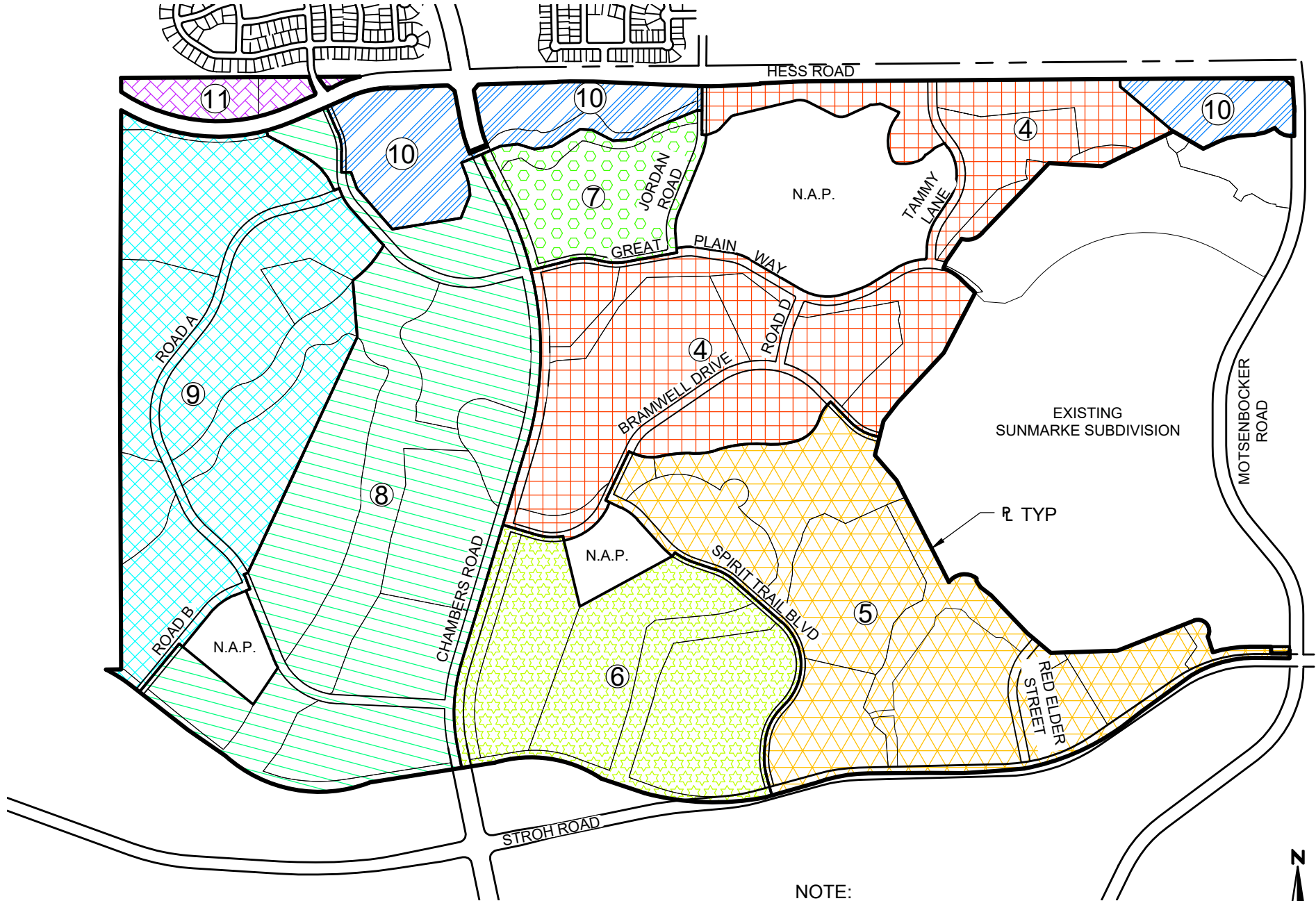
I move to approve Resolution No. 20-020.

I move to approve Ordinance No. 9.315 on second reading.

Cherry Creek South Metro Districts 4-11 Vicinity Map

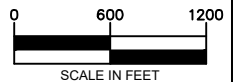
Cherry Creek South
Metro Districts 4-11





NOTE:

- 1.) THE AREA DEPICTED AS DISTRICT NO. 11 IS ALSO INCLUDED WITHIN THE BOUNDARIES OF EACH OTHER DISTRICT DEPICTED HEREON.
- 2.) N.A.P. MEANS "NOT A PART" OF THIS BOUNDARIES MAP.



SHEET

1

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
EXHIBIT B

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



MEMORANDUM

To: Town Council
From: Kristin Schledorn, Deputy Town Attorney
Date: May 4, 2020 (updated June 4, 2020)
Re: Amended and Restated Service Plans for Cherry Creek South Metropolitan District Nos. 4-11

The following sets forth an analysis on the proposed Amended and Restated Service Plans (“Service Plans”) for Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) which are set for a public hearing before the Town Council on May 18, 2020. This report summarizes key information about the Districts and the Service Plans.

Cherry Creek South Metropolitan District Nos. 4-11

Developer: Anthology West Acquisition

Attorney: White Bear Ankele Tanaka & Waldron (Kristin Bowers Tompkins and Megan Murphy)

Finance: D.A. Davidson & Co.

Accounting: CliftonLarsonAllen

Engineer: Redland

Bond Counsel: Ballard Spahr (Kim Reed)

Location: Between Hess Road and Stroh Road, on either side of Chambers Road

Area/Land Use: Area: approximately 1056 acres, broken down as follows:

District No. 4	203 Acres
District No. 5	187 Acres
District No. 6	125 Acres
District No. 7	43 Acres
District No. 8	236 Acres
District No. 9	182 Acres
District No. 10	67 Acres
District No. 11	13 Acres

Land Use:

District Nos. 4-6 (residential)
District Nos. 7-9 and 11 (residential and mixed use)
District No. 10 (commercial)

Build Out Schedule: Per Financial Plan, build out anticipated to occur:

2027 for District Nos. 4-6
2029 for District Nos. 7-9 and 11
2026 for District No. 10

Projected Assessed: Projected total assessed valuation (AV) for all development at completion of project build out, anticipated for completion year noted above (per Financial Plan, with 2-year lag for AV realization):

\$59,511,635 for District Nos. 4-6
\$63,476,558 for District Nos. 7-9 and 11
\$15,694,678 for District No. 10

Powers: To provide the Public Improvements, including street improvements; traffic and safety improvements; open space and trails; landscaping; parks and recreation improvements and facilities; retaining walls; irrigation and streetscape improvements; and drainage, detention and storm sewer improvements.

Improvement Costs: \$250,034,573, consisting of roadway, drainage, utility, grading and erosion control; landscaping, irrigation, open space, parks, trails, medians and streetscape; and local and regional improvements including the Hess Road Reimbursement, Canyons Trunk Sewer Reimbursement and outfall systems planning study update. Regional and local improvements are broken down as follows:

District Nos. 4-6: \$142,873,224
District Nos. 7-9 and 11: \$102,162,627
District No. 10: \$4,998,722

Debt Issuance: The Financial Plan anticipates an issuance of bonds, as follows:

District Nos. 4-6 in 2022 in the amount of \$136,275,000
District Nos. 7-9 and 11 in 2023 in the amount of \$133,215,000
District No. 10 in 2024 in the amount of \$94,975,000

All Debt must meet statutory requirements.

Debt Limit: \$170,343,750, combined for Districts 4-6
 \$166,518,750, combined for Districts 7-9 and 11
 \$10,000,000, for District 10

Mill Levy: 77 mills total, comprised of up to 55 mills for debt service (Maximum Debt Mill Levy), subject to a Mill Levy Adjustment; up to 10 mills for operations and maintenance (Operations and Maintenance Mill Levy); 5 mills for regional infrastructure (Infrastructure Capital Mill Levy), subject to a Mill Levy Adjustment; and 5 mills to be remitted to the Town (Town Capital and Maintenance Mill Levy), subject to a Mill Levy Adjustment, to be used for specified projects, including the park tract and associated improvements in Planning Area 43; all roadways and storm sewer constructed in Town ROW; regional roadways serving the Districts; storm sewer, detention ponds, stream improvements, and storm water conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance through the Town's Stormwater Utility; and the widening of Chambers Road through the District boundaries.

Comments:

1. The proposed Service Plans and intergovernmental agreements generally conform to the Town's Model Service Plan and IGA.
2. The Cherry Creek South Metropolitan District Nos. 2-11 were organized in 2004.
3. The proposed Service Plans identify a Mill Levy Adjustment, which allows the mill levies to be adjusted (Gallagherized) using 2019 as the base year.

RESOLUTION NO. 20-020, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 10 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the District.....	2
D.	Objective of the Town Regarding District’s Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	6
A.	Powers of the District and Service Plan Amendment.....	6
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	7
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	8
11.	Bankruptcy Limitation	8
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	9
VI.	FINANCIAL PLAN.....	10
A.	General.....	10
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	11
C.	Maximum Debt Mill Levy	11
D.	Maximum Debt Mill Levy Imposition Term	12
E.	Operation and Maintenance Mill Levy	12
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	12
G.	Debt Repayment Sources.....	13
H.	Debt Instrument Disclosure Requirement.....	13
I.	Security for Debt.....	14
J.	TABOR Compliance.....	14
K.	Subdistricts.....	14

VII.	ANNUAL REPORT	14
A.	General	14
B.	Reporting of Significant Events.....	15
VIII.	DISSOLUTION	16
IX.	DISCLOSURE TO PURCHASERS.....	16
X.	INTERGOVERNMENTAL AGREEMENTS.....	16
XI.	NON-COMPLIANCE WITH SERVICE PLAN	17
XII.	CONCLUSION.....	17

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**Districts**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (“**District Nos. 7, 8, 9, and 11**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (the “**District**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4-9 and 11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4-9 and 10 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, the District shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the District

The District was previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding District's Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the District shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the District are not costs to be paid by the District. Costs of required Public Improvements that cannot be financed by the District are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 10: means Cherry Creek South Metropolitan District No. 10.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the District.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the District; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the District; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Service Area: means the property within the boundaries of the District.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District

beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 66.591 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the District's Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 66.591 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District’s Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or to any of the District's bondholders.

8. Total Debt Issuance Limitation. The District shall not issue Debt in excess of \$10,000,000 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt.

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for, except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other District Nos. 4-11.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed

a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the District to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the District and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the District, all

to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the District; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer's opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the District is approximately \$4,998,722. Costs of required Public Improvements that cannot be financed by the District within the parameters of this Service Plan and the financial capability of the District are expected to be financed by the property owner or developer of the Project.

The District shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the District will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

VI. FINANCIAL PLAN

A. General

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property within the District. The District will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total Debt that the District shall be permitted to issue shall not exceed \$10,000,000 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$10,000,000 that the District shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the District is expected to retire all Debt referenced in the Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2020 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

The District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond

five (5) years after the District's organization. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;

2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;

5. The District's budget for the calendar year in which the annual report is submitted;

6. A summary of the residential and commercial development in the District for the report year;

7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;

8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;

9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section, no intergovernmental agreements between the District and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the District within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;

8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;

10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;

11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and

12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

**EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10**

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 36°46'42" WEST, A DISTANCE OF 133.96 TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088617, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'56" WEST, A DISTANCE OF 218.95 FEET;

THENCE NORTH 89°43'04" WEST, A DISTANCE OF 47.45 FEET;

THENCE SOUTH 67°54'02" WEST, A DISTANCE OF 371.38 FEET;

THENCE SOUTH 63°36'28" WEST, A DISTANCE OF 270.62 FEET;

THENCE SOUTH 85°33'46" WEST, A DISTANCE OF 165.85 FEET;

THENCE NORTH 62°29'07" WEST, A DISTANCE OF 211.78 FEET;

THENCE NORTH 86°38'12" WEST, A DISTANCE OF 109.35 FEET;

THENCE SOUTH 58°40'59" WEST, A DISTANCE OF 293.15 FEET;

THENCE SOUTH 80°21'38" WEST, A DISTANCE OF 162.84 FEET;

THENCE NORTH 72°57'20" WEST, A DISTANCE OF 158.63 FEET;

THENCE SOUTH 82°30'07" WEST, A DISTANCE OF 159.84 FEET;

THENCE SOUTH 66°46'11" WEST, A DISTANCE OF 375.68 FEET;

THENCE SOUTH 20°37'48" EAST, A DISTANCE OF 124.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 621.21 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 71°48'53" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'08", AN ARC LENGTH OF 178.74 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 21°54'05" WEST, A DISTANCE OF 220.41 FEET;

THENCE SOUTH 80°45'34" WEST, A DISTANCE OF 623.53 FEET;

THENCE NORTH 41°11'12" WEST, A DISTANCE OF 481.75 FEET;

THENCE NORTH 19°51'47" WEST, A DISTANCE OF 158.33 FEET;

THENCE SOUTH 89°08'17" WEST, A DISTANCE OF 47.46 FEET;

THENCE NORTH 89°59'28" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00°00'32" EAST, A DISTANCE OF 188.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 450.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°24'02", AN ARC LENGTH OF 183.79 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 23°23'30" WEST, A DISTANCE OF 241.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2009012692, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF HESS ROAD THE FOLLOWING FOUR (4) COURSES:

1. NORTH 66°36'28" EAST, A DISTANCE OF 228.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 930.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'36", AN ARC LENGTH OF 348.87 FEET;
3. TANGENT TO SAID CURVE, NORTH 88°06'04" EAST, A DISTANCE OF 270.74 FEET;
4. NORTH 74°02'13" EAST, A DISTANCE OF 31.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088617, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 88°06'08" EAST, A DISTANCE OF 243.94 FEET;
2. SOUTH 51°12'50" EAST, A DISTANCE OF 75.83 FEET;
3. SOUTH 10°31'48" EAST, A DISTANCE OF 322.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,285.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°01'02", AN ARC LENGTH OF 22.82 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2005036076, IN SAID RECORDS AND THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,285.00 FEET;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARIES OF SAID SPECIAL WARRANTY DEED THE FOLLOWING THREE (3) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'35", AN ARC LENGTH OF 240.94 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH 67°42'35" EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,115.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 67°42'35" EAST;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'35", AN ARC LENGTH OF 209.06 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088617 AND THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,115.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF HESS ROAD THE FOLLOWING SEVEN (7) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°01'02", AN ARC LENGTH OF 19.80 FEET;
2. TANGENT TO SAID CURVE, NORTH 10°31'48" WEST, A DISTANCE OF 297.03 FEET;
3. NORTH 38°47'10" EAST, A DISTANCE OF 65.19 FEET;
4. NORTH 88°06'08" EAST, A DISTANCE OF 712.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5,661.50 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'28", AN ARC LENGTH OF 427.30 FEET;
6. TANGENT TO SAID CURVE, SOUTH 87°34'24" EAST, A DISTANCE OF 829.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,360.50 FEET;
7. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'13", AN ARC LENGTH OF 44.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 50.528 ACRES, (2,200,991 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 22°34'36" WEST, A DISTANCE OF 165.55 TO THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD AS SHOWN ON THE PLAT OF STROH RANCH FILING NO. 11, RECORDED UNDER RECEPTION NO. 99012788, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°33'30" EAST, A DISTANCE OF 173.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°46'16", AN ARC LENGTH OF 50.02 FEET;
3. TANGENT TO SAID CURVE, SOUTH 00°12'46" WEST, A DISTANCE OF 218.19 FEET TO THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2015020238, IN SAID RECORDS;

THENCE ALONG SAID SPECIAL WARRANTY DEED THE FOLLOWING NINE (9) COURSES:

1. DEPARTING SAID WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD, NORTH 89°47'14" WEST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.00 FEET;

2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°08'20", AN ARC LENGTH OF 162.30 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 65°32'00" WEST, A DISTANCE OF 90.91 FEET;
4. SOUTH 77°51'49" WEST, A DISTANCE OF 101.33 FEET;
5. SOUTH 86°15'55" WEST, A DISTANCE OF 130.98 FEET;
6. SOUTH 79°36'20" WEST, A DISTANCE OF 114.37 FEET;
7. SOUTH 67°16'44" WEST, A DISTANCE OF 92.37 FEET;
8. SOUTH 65°03'57" WEST, A DISTANCE OF 146.84 FEET;
9. NORTH 59°52'53" WEST, A DISTANCE OF 311.08 FEET

THENCE DEPARTING SAID SPECIAL WARRANTY DEED, NORTH 49°46'37" WEST, A DISTANCE OF 624.28 FEET;

THENCE NORTH 02°28'05" WEST, A DISTANCE OF 68.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088619, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°34'55" EAST, A DISTANCE OF 1134.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2012010974, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°25'05" EAST, A DISTANCE OF 12.50 FEET;
2. NORTH 89°34'55" EAST, A DISTANCE OF 346.17 FEET;
3. SOUTH 46°59'18" EAST, A DISTANCE OF 101.67 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 16.063 ACRES, (699,705 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map

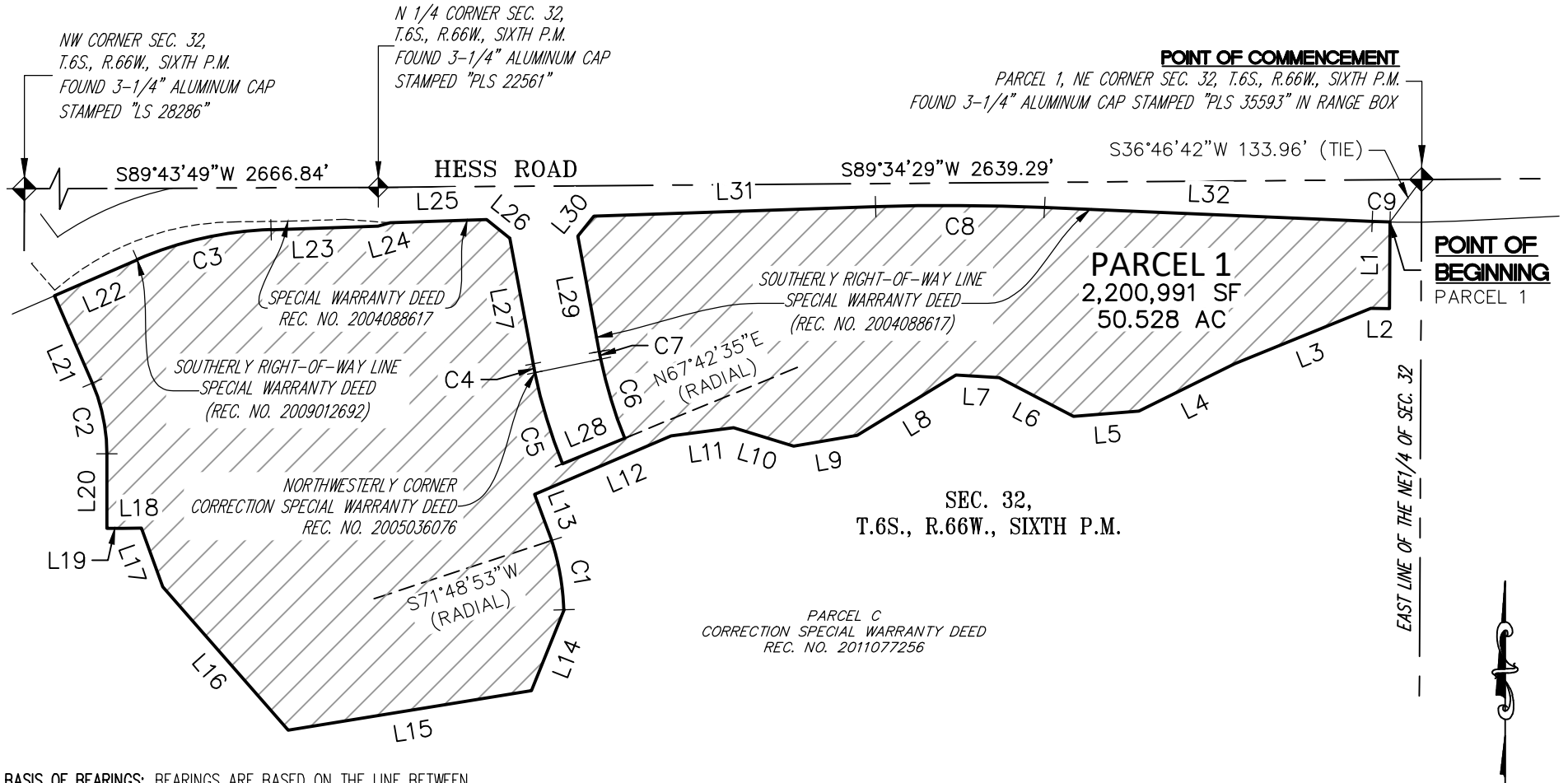


EXHIBIT C

District Boundary Map

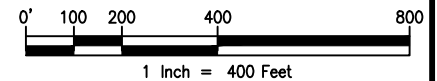
EXHIBIT C-1

DISTRICT BOUNDARY MAP



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 10.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: 1" = 400'



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

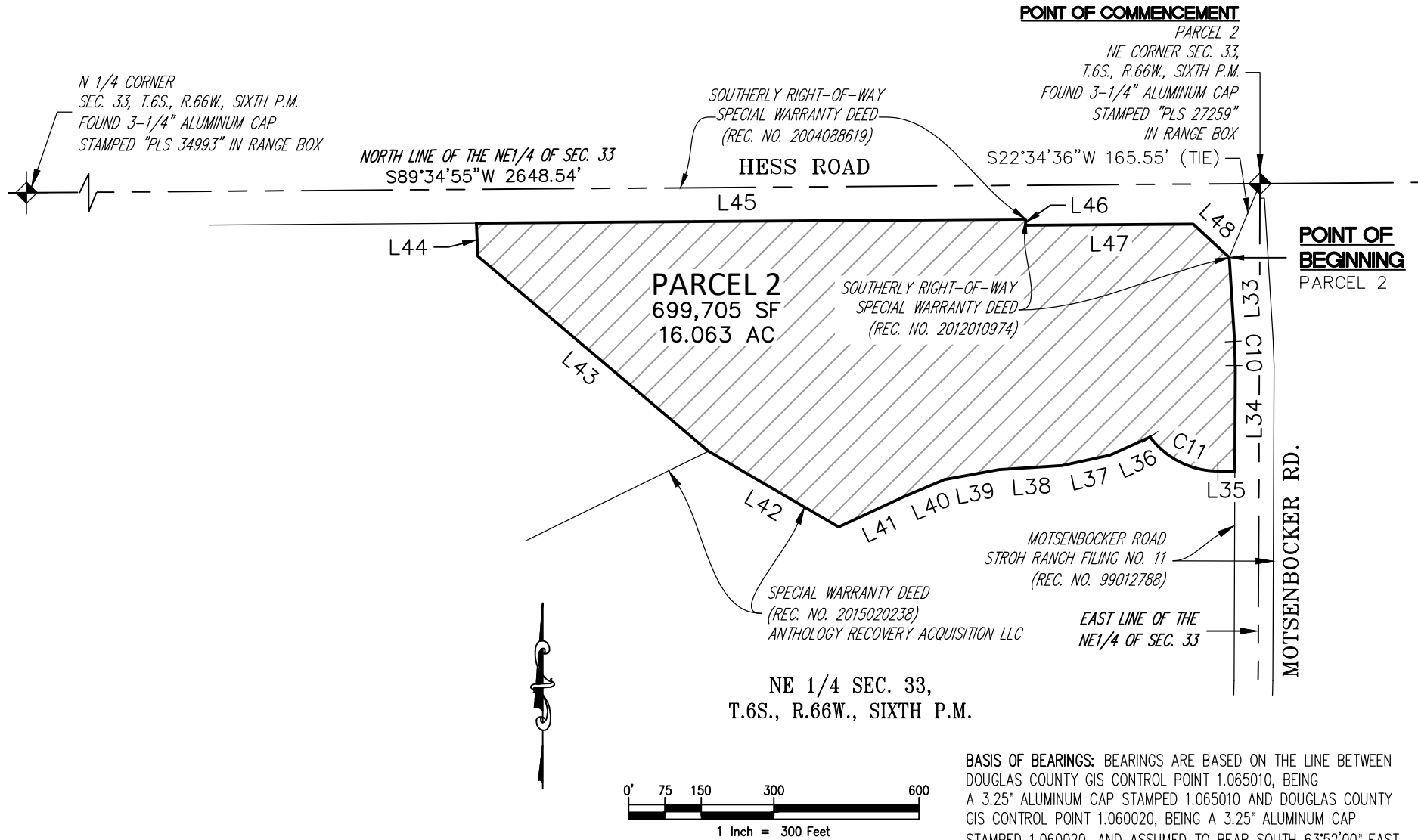
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 3 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 10.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: 1" = 300'



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 3 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'56"W	218.95'
L2	N89°43'04"W	47.45'
L3	S67°54'02"W	371.38'
L4	S63°36'28"W	270.62'
L5	S85°33'46"W	165.85'
L6	N62°29'07"W	211.78'
L7	N86°38'12"W	109.35'
L8	S58°40'59"W	293.15'
L9	S80°21'38"W	162.84'
L10	N72°57'20"W	158.63'
L11	S82°30'07"W	159.84'
L12	S66°46'11"W	375.68'
L13	S20°37'48"E	124.14'
L14	S21°54'05"W	220.41'
L15	S80°45'34"W	623.53'
L16	N41°11'12"W	481.75'
L17	N19°51'47"W	158.33'
L18	S89°08'17"W	47.46'
L19	N89°59'28"W	40.00'
L20	N00°00'32"E	188.58'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N23°23'30"W	241.13'
L22	N66°36'28"E	228.21'
L23	N88°06'04"E	270.74'
L24	N74°02'13"E	31.77'
L25	N88°06'08"E	243.94'
L26	S51°12'50"E	75.83'
L27	N10°31'48"W	322.84'
L28	N67°42'35"E	170.00'
L29	N10°31'48"W	297.03'
L30	N38°47'10"E	65.19'
L31	N88°06'08"E	712.96'
L32	S87°34'24"E	829.68'
L33	S03°33'30"E	173.66'
L34	S00°12'46"W	218.19'
L35	N89°47'14"W	35.00'
L36	S65°32'00"W	90.91'
L37	S77°51'49"W	101.33'
L38	S86°15'55"W	130.98'
L39	S79°36'20"W	114.37'
L40	S67°16'44"W	92.37'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S65°03'57"W	146.84'
L42	N59°52'53"W	311.08'
L43	N49°46'37"W	624.28'
L44	N02°28'05"W	68.41'
L45	N89°34'55"E	1134.83'
L46	S00°25'05"E	12.50'
L47	N89°34'55"E	346.17'
L48	S46°59'18"E	101.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°29'08"	621.21'	178.74'
C2	23°24'02"	450.00'	183.79'
C3	21°29'36"	930.00'	348.87'
C4	1°01'02"	1285.00'	22.82'
C5	10°44'35"	1285.00'	240.94'
C6	10°44'35"	1115.00'	209.06'
C7	1°01'02"	1115.00'	19.80'
C8	4°19'28"	5661.50'	427.30'
C9	1°05'13"	2360.50'	44.78'
C10	3°46'16"	760.00'	50.02'
C11	53°08'20"	175.00'	162.30'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 10.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: 1" = 300'



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

3 OF 3 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
			District No. 4 Total	\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

Stroh Road (Half-width Arterial)	5,010	LF		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

Bramwell Drive (Full width Residential Collector)	523	LF		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Spirit Trail Boulevard (Full width Residential Collector)	2,193	LF		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787

District No. 5 Total \$11,519,023

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
Sanitary Sewer Subtotal				\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
Storm Drainage Subtotal				\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Jordan Road (Full-width Residential Collector)</i>	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Secton II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
		District No. 7 Total		\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
			District No. 8 Total	\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
			Sub Total	\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
			Sub Total	\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
			Sub Total	\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity		Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
			Total	\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
			Total	\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
			Total	\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00

Total Cost **\$2,859,466.00**

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$1,745,508.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost \$10,175,576.00

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost \$0.00

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00
Total Cost					\$253,869.00

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$49,150.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'x6'x1')	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00

Total Cost **\$424,603.00**

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$266,046.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
Total Cost				#REF!	

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
Total Cost				\$27,061.00	

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost				\$0.00	



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00
Total Cost					\$419,141.00

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$217,500.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost **\$679,170.00**

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

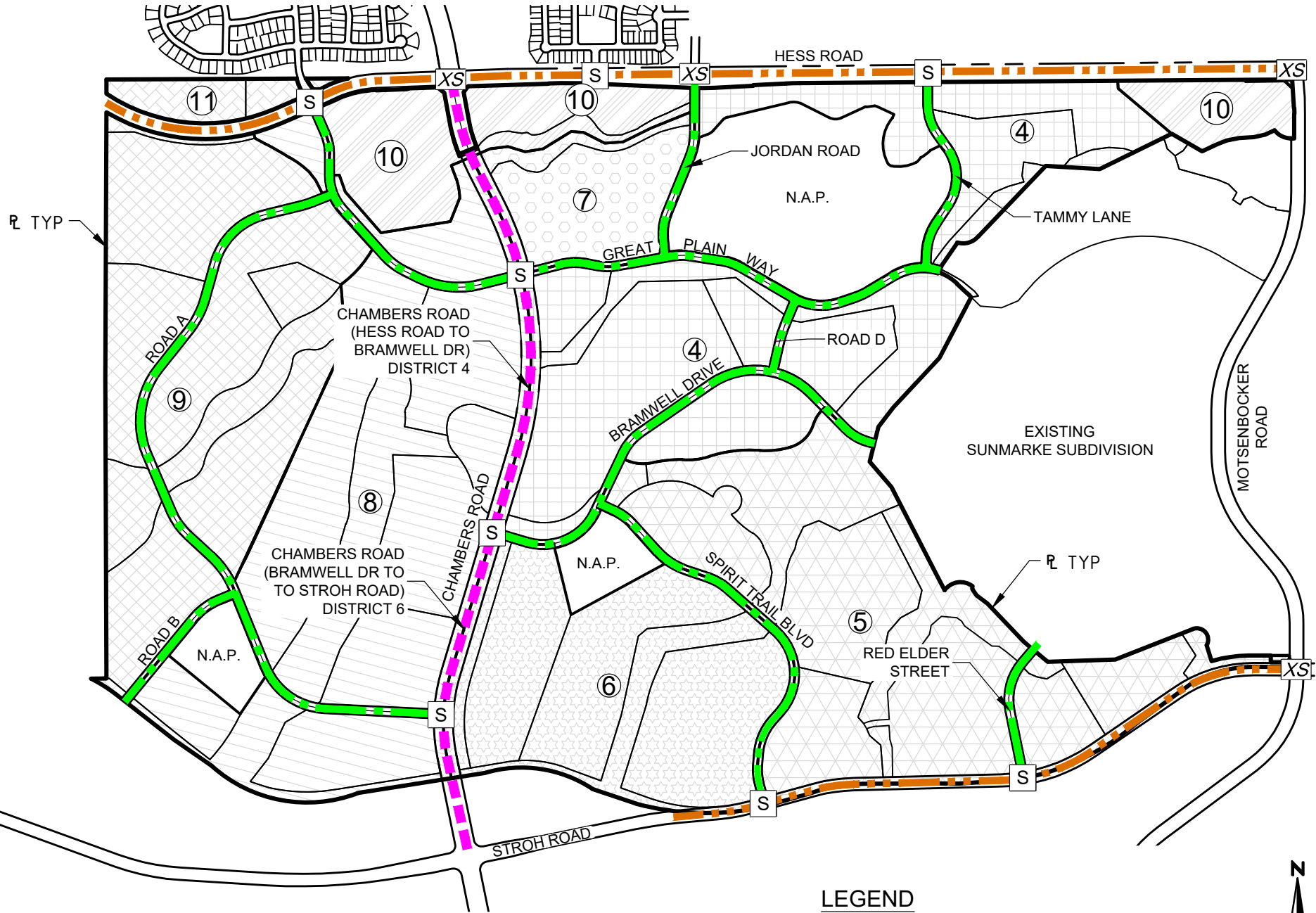
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

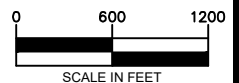
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- EXISTING SIGNAL
- PROPOSED SIGNAL



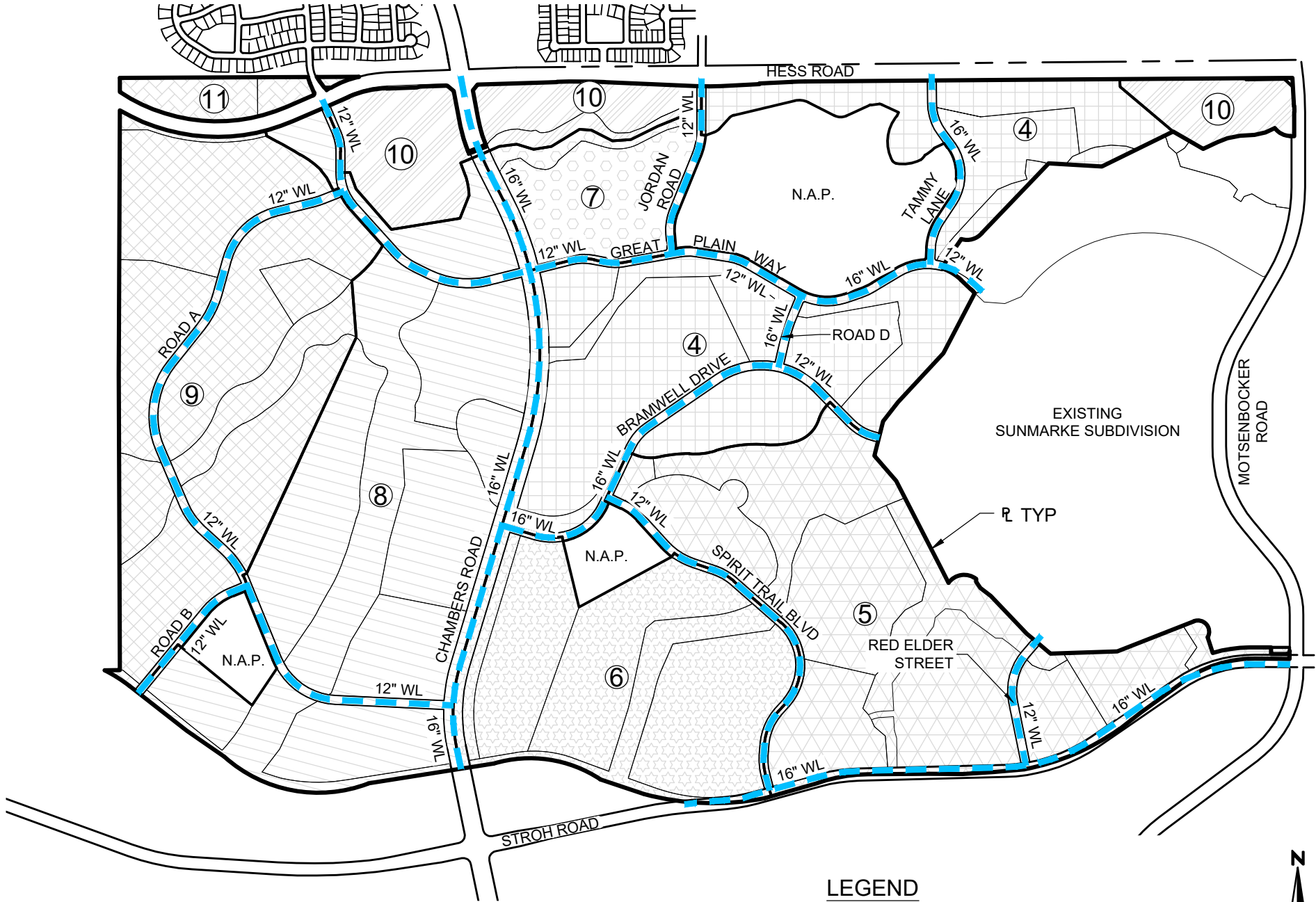
CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

DATE 2-10-20
DRAWN WC
CHECKED FT
APPROVED FT
PROJECT NO. 12023.D01



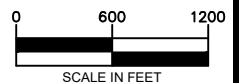
SHEET

1



LEGEND

— WATERLINE (SIZE AS NOTED)

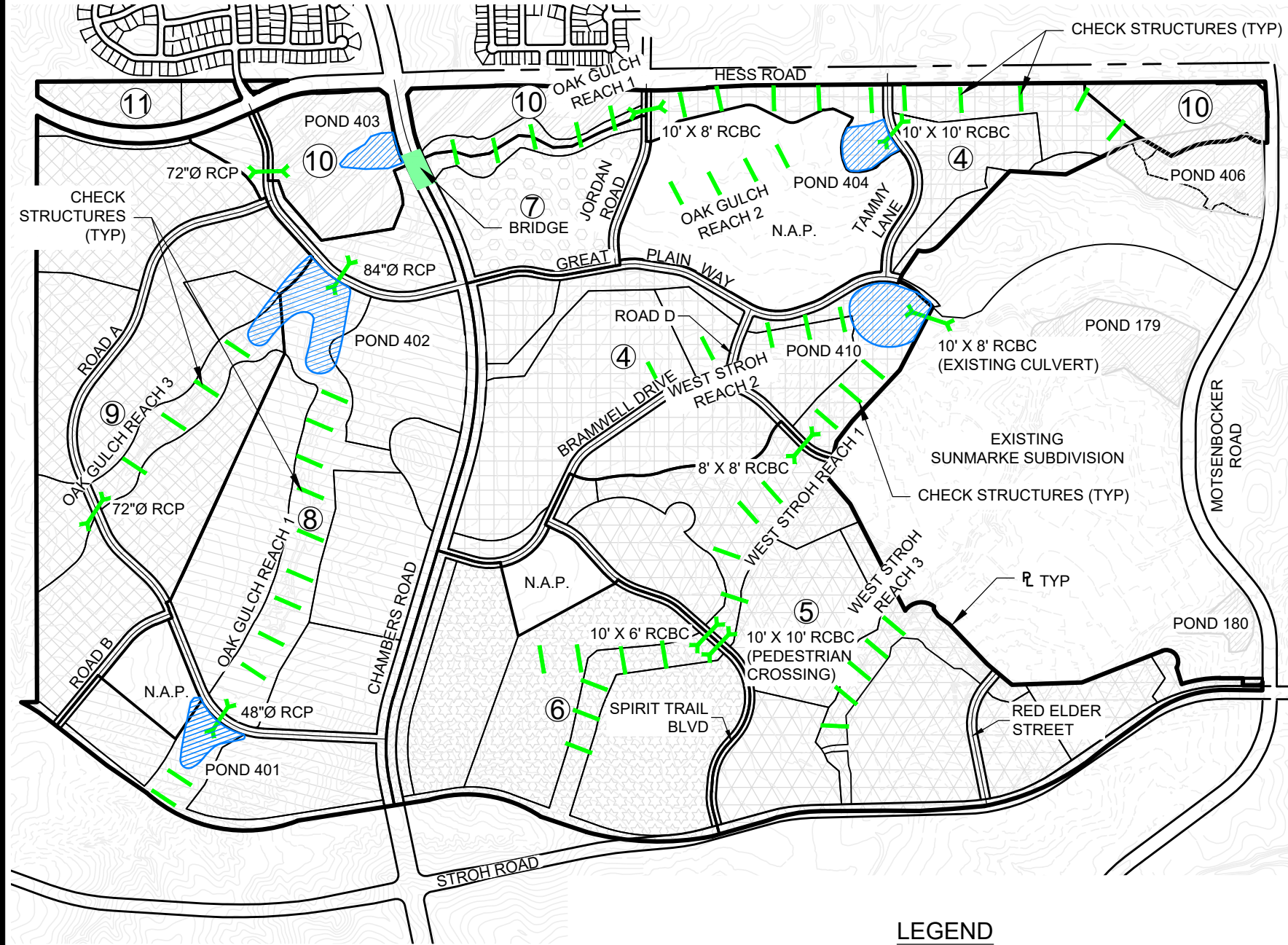


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

72"Ø RCP

CULVERT
CHECK STRUCTURE -
CHANNEL IMPROVEMENT



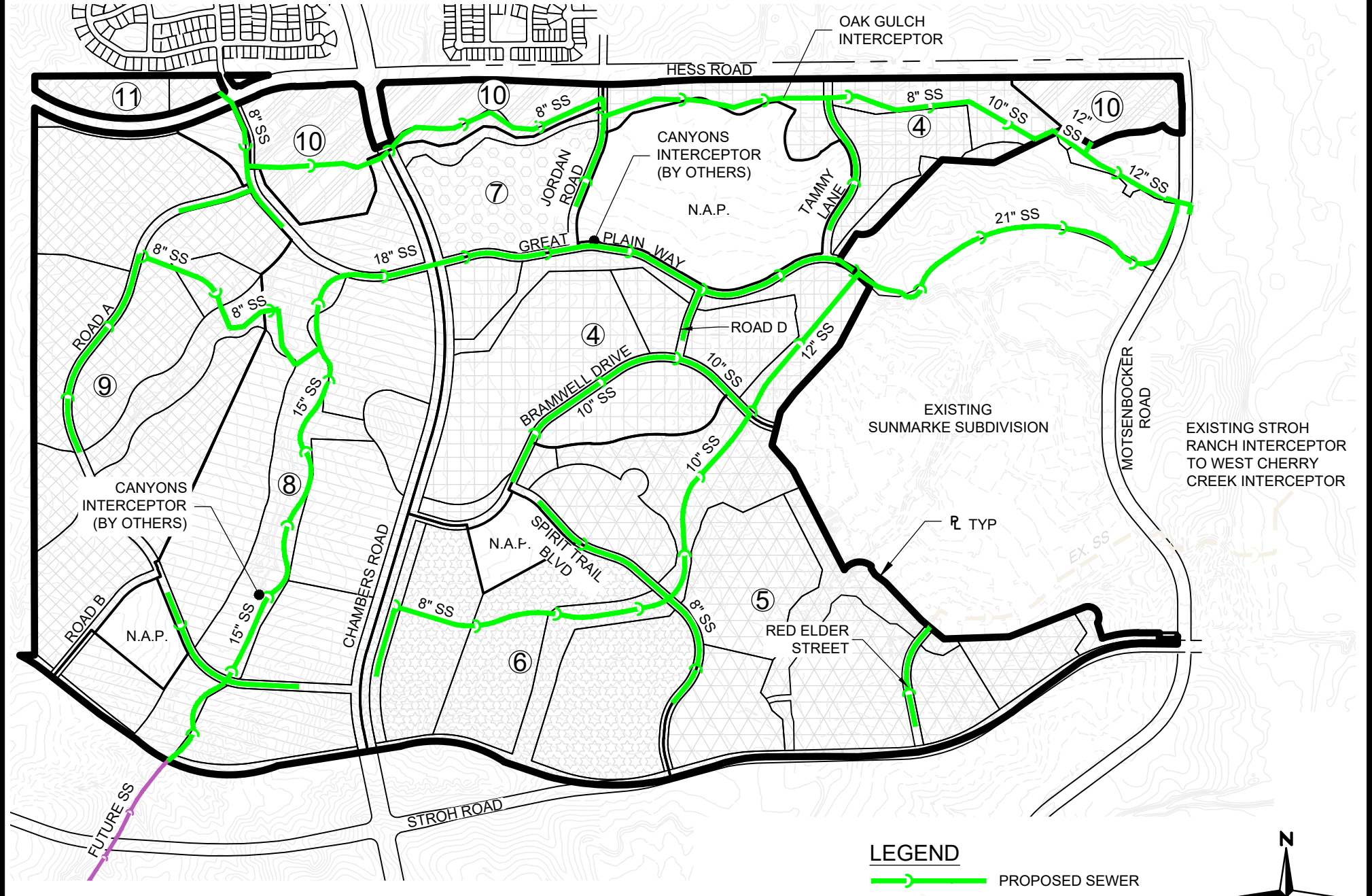
0 600 1200
SCALE IN FEET

SHEET
3

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

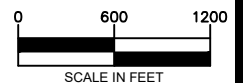
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

Redland
WHERE GREAT PLACES BEGIN
700 20th Street
1500 West Coast Court
Littleton, Colorado 80120
REDLAND.COM



LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



SHEET 4	CHERRY CREEK SOUTH	Redland WHERE GREAT PLACES BEGIN 1700 20th Street, Suite 100 Littleton, Colorado 80120 REDLAND.COM										
	METROPOLITAN DISTRICT NOS. 4-11											
	PUBLIC IMPROVEMENTS PLAN											
	SANITARY SEWER SYSTEM											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE</td> <td>2-10-20</td> </tr> <tr> <td>DRAWN</td> <td>WC</td> </tr> <tr> <td>CHECKED</td> <td>FT</td> </tr> <tr> <td>APPROVED</td> <td>FT</td> </tr> <tr> <td>PROJECT NO.</td> <td>12023.D01</td> </tr> </table>		DATE	2-10-20	DRAWN	WC	CHECKED	FT	APPROVED	FT	PROJECT NO.	12023.D01	
DATE	2-10-20											
DRAWN	WC											
CHECKED	FT											
APPROVED	FT											
PROJECT NO.	12023.D01											

EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2024, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	< Platted/Developed Lots >			<<<<<<<< Commercial >>>>>>>>>					
	As'ed Value @ 29.00%		Total Comm'l Sq. Ft.	Mkt Value Biennial Reasses'mt @ 4.0%		As'ed Value @ 29.00%		Total Assessed Value	
	Cumulative Market Value	of Market (2-yr lag)		Cumulative Market Value	of Market (2-yr lag)				
2019	0		0			0			
2020	0		0			0			
2021	0	0	0			0	0	0	
2022	0	0	0	0		0	0	0	
2023	4,494,680	0	0			0	0	0	
2024	4,494,680	0	224,734	0		49,624,899	0	0	
2025	4,494,640	1,303,457	224,734			100,242,296	0	1,303,457	
2026	0	1,303,457	224,732	4,009,692		155,881,273	14,391,221	15,694,678	
2027	0	1,303,446	0			155,881,273	29,070,266	30,373,711	
2028	0	0	0	6,235,251		162,116,524	45,205,569	45,205,569	
2029	0	0	0			162,116,524	45,205,569	45,205,569	
2030	0	0	0	6,484,661		168,601,185	47,013,792	47,013,792	
2031	0	0	0			168,601,185	47,013,792	47,013,792	
2032	0	0	0	6,744,047		175,345,233	48,894,344	48,894,344	
2033	0	0	0			175,345,233	48,894,344	48,894,344	
2034	0	0	0	7,013,809		182,359,042	50,850,117	50,850,117	
2035	0	0	0			182,359,042	50,850,117	50,850,117	
2036	0	0	0	7,294,362		189,653,404	52,884,122	52,884,122	
2037	0	0	0			189,653,404	52,884,122	52,884,122	
2038	0	0	0	7,586,136		197,239,540	54,999,487	54,999,487	
2039	0	0	0			197,239,540	54,999,487	54,999,487	
2040	0	0		7,889,582		205,129,121	57,199,467	57,199,467	
2041	0	0				205,129,121	57,199,467	57,199,467	
2042	0	0		8,205,165		213,334,286	59,487,445	59,487,445	
2043	0	0				213,334,286	59,487,445	59,487,445	
2044	0	0		8,533,371		221,867,658	61,866,943	61,866,943	
2045	0	0				221,867,658	61,866,943	61,866,943	
2046	0	0		8,874,706		230,742,364	64,341,621	64,341,621	
2047	0	0				230,742,364	64,341,621	64,341,621	
2048	0	0		9,229,695		239,972,059	66,915,286	66,915,286	
2049	0	0				239,972,059	66,915,286	66,915,286	
2050	0	0		9,598,882		249,570,941	69,591,897	69,591,897	
2051	0	0				249,570,941	69,591,897	69,591,897	
2052	0	0		9,982,838		259,553,779	72,375,573	72,375,573	
2053	0	0				259,553,779	72,375,573	72,375,573	
2054	0	0		10,382,151		269,935,930	75,270,596	75,270,596	
2055	0	0				269,935,930	75,270,596	75,270,596	
2056	0	0		10,797,437		280,733,367	78,281,420	78,281,420	
2057	0	0				280,733,367	78,281,420	78,281,420	
2058	0	0		11,229,335		291,962,702	81,412,676	81,412,676	
2059	0	0				291,962,702	81,412,676	81,412,676	
2060	0	0		11,678,508		303,641,210	84,669,183	84,669,183	
2061	0	0				303,641,210	84,669,183	84,669,183	
2062	0	0		12,145,648		315,786,858	88,055,951	88,055,951	
2063	0	0				315,786,858	88,055,951	88,055,951	
2064	0	0		12,631,474		328,418,332	91,578,189	91,578,189	
			674,200		176,546,751				

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2024, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap. & Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2019											
2020											
2021	0										
2022	0	57.000	0	0	5.000	0	0	5.000	0	0	0
2023	0	57.000	0	0	5.000	0	0	5.000	0	0	0
2024	0	57.000	0	0	5.000	0	0	5.000	0	0	0
2025	1,303,457	57.000	72,811	4,369	5.000	6,387	383	5.000	6,387	383	90,720
2026	15,694,678	57.000	876,705	52,602	5.000	76,904	4,614	5.000	76,904	4,614	1,092,343
2027	30,373,711	57.000	1,696,676	101,801	5.000	148,831	8,930	5.000	148,831	8,930	2,113,998
2028	45,205,569	57.000	2,525,183	151,511	5.000	221,507	13,290	5.000	221,507	13,290	3,146,290
2029	45,205,569	57.000	2,525,183	151,511	5.000	221,507	13,290	5.000	221,507	13,290	3,146,290
2030	47,013,792	57.000	2,626,190	157,571	5.000	230,368	13,822	5.000	230,368	13,822	3,272,141
2031	47,013,792	57.000	2,626,190	157,571	5.000	230,368	13,822	5.000	230,368	13,822	3,272,141
2032	48,894,344	57.000	2,731,238	163,874	5.000	239,582	14,375	5.000	239,582	14,375	3,403,027
2033	48,894,344	57.000	2,731,238	163,874	5.000	239,582	14,375	5.000	239,582	14,375	3,403,027
2034	50,850,117	57.000	2,840,488	170,429	5.000	249,166	14,950	5.000	249,166	14,950	3,539,148
2035	50,850,117	57.000	2,840,488	170,429	5.000	249,166	14,950	5.000	249,166	14,950	3,539,148
2036	52,884,122	57.000	2,954,107	177,246	5.000	259,132	15,548	5.000	259,132	15,548	3,680,714
2037	52,884,122	57.000	2,954,107	177,246	5.000	259,132	15,548	5.000	259,132	15,548	3,680,714
2038	54,999,487	57.000	3,072,271	184,336	5.000	269,497	16,170	5.000	269,497	16,170	3,827,942
2039	54,999,487	57.000	3,072,271	184,336	5.000	269,497	16,170	5.000	269,497	16,170	3,827,942
2040	57,199,467	57.000	3,195,162	191,710	5.000	280,277	16,817	5.000	280,277	16,817	3,981,060
2041	57,199,467	57.000	3,195,162	191,710	5.000	280,277	16,817	5.000	280,277	16,817	3,981,060
2042	59,487,445	57.000	3,322,969	199,378	5.000	291,488	17,489	5.000	291,488	17,489	4,140,302
2043	59,487,445	57.000	3,322,969	199,378	5.000	291,488	17,489	5.000	291,488	17,489	4,140,302
2044	61,866,943	57.000	3,455,887	207,353	5.000	303,148	18,189	5.000	303,148	18,189	4,305,914
2045	61,866,943	57.000	3,455,887	207,353	5.000	303,148	18,189	5.000	303,148	18,189	4,305,914
2046	64,341,621	57.000	3,594,123	215,647	5.000	315,274	18,916	5.000	315,274	18,916	4,478,151
2047	64,341,621	57.000	3,594,123	215,647	5.000	315,274	18,916	5.000	315,274	18,916	4,478,151
2048	66,915,286	57.000	3,737,888	224,273	5.000	327,885	19,673	5.000	327,885	19,673	4,657,277
2049	66,915,286	57.000	3,737,888	224,273	5.000	327,885	19,673	5.000	327,885	19,673	4,657,277
2050	69,591,897	57.000	3,887,403	233,244	5.000	341,000	20,460	5.000	341,000	20,460	4,843,568
2051	69,591,897	57.000	3,887,403	233,244	5.000	341,000	20,460	5.000	341,000	20,460	4,843,568
2052	72,375,573	57.000	4,042,900	242,574	5.000	354,640	21,278	5.000	354,640	21,278	5,037,311
2053	72,375,573	57.000	4,042,900	242,574	5.000	354,640	21,278	5.000	354,640	21,278	5,037,311
2054	75,270,596	57.000	4,204,615	252,277	5.000	368,826	22,130	5.000	368,826	22,130	5,238,803
2055	75,270,596	57.000	4,204,615	252,277	5.000	368,826	22,130	5.000	368,826	22,130	5,238,803
2056	78,281,420	57.000	4,372,800	262,368	5.000	383,579	23,015	5.000	383,579	23,015	5,448,355
2057	78,281,420	57.000	4,372,800	262,368	5.000	383,579	23,015	5.000	383,579	23,015	5,448,355
2058	81,412,676	57.000	4,547,712	272,863	5.000	398,922	23,935	5.000	398,922	23,935	5,666,290
2059	81,412,676	57.000	4,547,712	272,863	5.000	398,922	23,935	5.000	398,922	23,935	5,666,290
2060	84,669,183	57.000	4,729,621	283,777	5.000	414,879	24,893	5.000	414,879	24,893	5,892,941
2061	84,669,183	57.000	4,729,621	283,777	5.000	414,879	24,893	5.000	414,879	24,893	5,892,941
2062	88,055,951	57.000	4,918,805	295,128	5.000	431,474	25,888	5.000	431,474	25,888	6,128,659
2063	88,055,951	57.000	4,918,805	295,128	5.000	431,474	25,888	5.000	431,474	25,888	6,128,659
2064	91,578,189	57.000	5,115,558	306,933	5.000	448,733	26,924	5.000	448,733	26,924	6,373,805
			137,280,475	8,236,829		12,042,147	722,529		12,042,147	722,529	171,046,656

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2024, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2024 \$94,975,000 Par [Net \$78.367 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Town Cap. & Maint. Cum. Surplus Bal.
2019			n/a					
2020			n/a					
2021			n/a					
2022	0		n/a					
2023	0		n/a					
2024	0	\$0	0		0	7286%	91%	0%
2025	90,720	0	90,720	0	90,720	605%	61%	0%
2026	1,092,343	0	1,092,343	0	1,183,063	313%	61%	0%
2027	2,113,998	0	2,113,998	0	3,297,062	210%	59%	0%
2028	3,146,290	3,146,235	55	0	3,297,116	210%	58%	205%
2029	3,146,290	3,143,891	2,399	0	3,299,515	201%	56%	205%
2030	3,272,141	3,271,394	747	0	3,300,262	200%	56%	201%
2031	3,272,141	3,269,766	2,375	0	3,302,637	192%	53%	201%
2032	3,403,027	3,402,832	195	0	3,302,832	191%	53%	197%
2033	3,403,027	3,401,461	1,566	0	3,304,397	182%	51%	197%
2034	3,539,148	3,534,631	4,517	0	3,308,914	181%	50%	194%
2035	3,539,148	3,538,211	937	0	3,309,851	172%	48%	194%
2036	3,680,714	3,676,026	4,688	0	3,314,539	171%	48%	190%
2037	3,680,714	3,678,945	1,769	0	3,316,308	163%	45%	190%
2038	3,827,942	3,825,946	1,996	0	3,318,304	161%	45%	187%
2039	3,827,942	3,827,592	350	0	3,318,654	152%	43%	187%
2040	3,981,060	3,978,167	2,893	0	3,321,547	150%	42%	184%
2041	3,981,060	3,978,081	2,979	0	3,324,526	142%	40%	184%
2042	4,140,302	4,136,771	3,531	0	3,328,058	140%	39%	181%
2043	4,140,302	4,139,341	961	0	3,329,019	132%	37%	180%
2044	4,305,914	4,305,381	533	0	3,329,552	129%	36%	177%
2045	4,305,914	4,304,842	1,072	0	3,330,625	121%	34%	177%
2046	4,478,151	4,477,620	531	0	3,331,156	117%	33%	174%
2047	4,478,151	4,473,360	4,791	0	3,335,947	110%	31%	175%
2048	4,657,277	4,657,264	13	0	3,335,960	106%	30%	172%
2049	4,657,277	4,653,518	3,759	0	3,339,719	99%	27%	172%
2050	4,843,568	4,842,630	938	0	3,340,658	95%	26%	169%
2051	4,843,568	4,838,633	4,935	0	3,345,593	87%	24%	169%
2052	5,037,311	5,037,188	123	0	3,345,716	83%	23%	166%
2053	5,037,311	5,037,022	289	0	3,346,005	75%	21%	166%
2054	5,238,803	5,233,949	4,854	0	3,350,859	71%	20%	164%
2055	5,238,803	5,236,849	1,954	0	3,352,813	63%	18%	164%
2056	5,448,355	5,446,383	1,972	0	3,354,786	58%	16%	162%
2057	5,448,355	5,446,125	2,230	0	3,357,016	51%	14%	162%
2058	5,666,290	5,662,195	4,095	0	3,361,111	46%	13%	159%
2059	5,666,290	5,662,861	3,429	0	3,364,540	39%	11%	160%
2060	5,892,941	5,889,396	3,545	0	3,368,085	33%	9%	157%
2061	5,892,941	5,889,762	3,179	0	3,371,264	26%	7%	157%
2062	6,128,659	6,125,538	3,121	0	3,374,385	20%	5%	155%
2063	6,128,659	6,124,380	4,279	0	3,378,664	13%	4%	155%
2064	6,373,805	6,373,296	509	3,379,174	0	0%	0%	100%
	171,046,656	167,667,482	3,379,174	3,379,174				

[CMar420 24nrspC]

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M
2019					
2020					
2021					
2022	0	10.000	0	0	0
2023	0	10.000	0	0	0
2024	0	10.000	0	0	0
2025	1,303,457	10.000	12,774	766	13,540
2026	15,694,678	10.000	153,808	9,228	163,036
2027	30,373,711	10.000	297,662	17,860	315,522
2028	45,205,569	10.000	443,015	26,581	469,595
2029	45,205,569	10.000	443,015	26,581	469,595
2030	47,013,792	10.000	460,735	27,644	488,379
2031	47,013,792	10.000	460,735	27,644	488,379
2032	48,894,344	10.000	479,165	28,750	507,914
2033	48,894,344	10.000	479,165	28,750	507,914
2034	50,850,117	10.000	498,331	29,900	528,231
2035	50,850,117	10.000	498,331	29,900	528,231
2036	52,884,122	10.000	518,264	31,096	549,360
2037	52,884,122	10.000	518,264	31,096	549,360
2038	54,999,487	10.000	538,995	32,340	571,335
2039	54,999,487	10.000	538,995	32,340	571,335
2040	57,199,467	10.000	560,555	33,633	594,188
2041	57,199,467	10.000	560,555	33,633	594,188
2042	59,487,445	10.000	582,977	34,979	617,956
2043	59,487,445	10.000	582,977	34,979	617,956
2044	61,866,943	10.000	606,296	36,378	642,674
2045	61,866,943	10.000	606,296	36,378	642,674
2046	64,341,621	10.000	630,548	37,833	668,381
2047	64,341,621	10.000	630,548	37,833	668,381
2048	66,915,286	10.000	655,770	39,346	695,116
2049	66,915,286	10.000	655,770	39,346	695,116
2050	69,591,897	10.000	682,001	40,920	722,921
2051	69,591,897	10.000	682,001	40,920	722,921
2052	72,375,573	10.000	709,281	42,557	751,837
2053	72,375,573	10.000	709,281	42,557	751,837
2054	75,270,596	10.000	737,652	44,259	781,911
2055	75,270,596	10.000	737,652	44,259	781,911
2056	78,281,420	10.000	767,158	46,029	813,187
2057	78,281,420	10.000	767,158	46,029	813,187
2058	81,412,676	10.000	797,844	47,871	845,715
2059	81,412,676	10.000	797,844	47,871	845,715
2060	84,669,183	10.000	829,758	49,785	879,543
2061	84,669,183	10.000	829,758	49,785	879,543
2062	88,055,951	10.000	862,948	51,777	914,725
2063	88,055,951	10.000	862,948	51,777	914,725
2064	91,578,189	10.000	897,466	53,848	951,314
			24,084,294	1,445,058	25,529,352

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10
Development Summary
Development Projection -- Buildout Plan (updated 12/13/19)



Commercial Development		
Product Type	Comm'l - .25 FAR (tbd)	
Base \$ ('19)	\$200/sf	
		Comm'l Totals
2020	-	-
2021	-	-
2022	-	-
2023	-	-
2024	224,734	224,734
2025	224,734	224,734
2026	224,732	224,732
2027	-	-
2028	-	-
2029	-	-
	674,200	674,200
MV @ Full Buildout (base prices;un-infl.)	\$134,840,000	\$134,840,000

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10
GENERAL OBLIGATION BONDS, SERIES 2024
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2024
Delivery Date	12/01/2024

Sources:

Bond Proceeds:	
Par Amount	94,975,000.00**
	94,975,000.00

Uses:

Project Fund Deposits:	
Project Fund	78,366,918.00
Other Fund Deposits:	
Capitalized Interest Fund	8,718,705.00
Debt Service Reserve Fund	5,689,877.00
	14,408,582.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,899,500.00
	94,975,000.00

****Debt Limit: \$118,718,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10
GENERAL OBLIGATION BONDS, SERIES 2024
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rate*d, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate*	Yield	Price
Term Bond due 2064:					
	12/01/2028	240,000	3.060%	3.060%	100.000
	12/01/2029	245,000	3.060%	3.060%	100.000
	12/01/2030	380,000	3.060%	3.060%	100.000
	12/01/2031	390,000	3.060%	3.060%	100.000
	12/01/2032	535,000	3.060%	3.060%	100.000
	12/01/2033	550,000	3.060%	3.060%	100.000
	12/01/2034	700,000	3.060%	3.060%	100.000
	12/01/2035	725,000	3.060%	3.060%	100.000
	12/01/2036	885,000	3.060%	3.060%	100.000
	12/01/2037	915,000	3.060%	3.060%	100.000
	12/01/2038	1,090,000	3.060%	3.060%	100.000
	12/01/2039	1,125,000	3.060%	3.060%	100.000
	12/01/2040	1,310,000	3.060%	3.060%	100.000
	12/01/2041	1,350,000	3.060%	3.060%	100.000
	12/01/2042	1,550,000	3.060%	3.060%	100.000
	12/01/2043	1,600,000	3.060%	3.060%	100.000
	12/01/2044	1,815,000	3.060%	3.060%	100.000
	12/01/2045	1,870,000	3.060%	3.060%	100.000
	12/01/2046	2,100,000	3.060%	3.060%	100.000
	12/01/2047	2,160,000	3.060%	3.060%	100.000
	12/01/2048	2,410,000	3.060%	3.060%	100.000
	12/01/2049	2,480,000	3.060%	3.060%	100.000
	12/01/2050	2,745,000	3.060%	3.060%	100.000
	12/01/2051	2,825,000	3.060%	3.060%	100.000
	12/01/2052	3,110,000	3.060%	3.060%	100.000
	12/01/2053	3,205,000	3.060%	3.060%	100.000
	12/01/2054	3,500,000	3.060%	3.060%	100.000
	12/01/2055	3,610,000	3.060%	3.060%	100.000
	12/01/2056	3,930,000	3.060%	3.060%	100.000
	12/01/2057	4,050,000	3.060%	3.060%	100.000
	12/01/2058	4,390,000	3.060%	3.060%	100.000
	12/01/2059	4,525,000	3.060%	3.060%	100.000
	12/01/2060	4,890,000	3.060%	3.060%	100.000
	12/01/2061	5,040,000	3.060%	3.060%	100.000
	12/01/2062	5,430,000	3.060%	3.060%	100.000
	12/01/2063	5,595,000	3.060%	3.060%	100.000
	12/01/2064	11,705,000	3.060%	3.060%	100.000
		94,975,000			

Dated Date	12/01/2024	
Delivery Date	12/01/2024	
First Coupon	06/01/2025	
Par Amount	94,975,000.00	
Original Issue Discount		
Production	94,975,000.00	100.000000%
Underwriter's Discount	-1,899,500.00	-2.000000%
Purchase Price	93,075,500.00	98.000000%
Accrued Interest		
Net Proceeds	93,075,500.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10
GENERAL OBLIGATION BONDS, SERIES 2024**
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2024
Delivery Date	12/01/2024
First Coupon	06/01/2025
Last Maturity	12/01/2064
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.166620%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.183738%
Average Coupon	3.060000%
Average Life (years)	29.970
Weighted Average Maturity (years)	29.970
Duration of Issue (years)	19.171
Par Amount	94,975,000.00
Bond Proceeds	94,975,000.00
Total Interest	87,101,064.00
Net Interest	89,000,564.00
Bond Years from Dated Date	2,846,440,000.00
Bond Years from Delivery Date	2,846,440,000.00
Total Debt Service	182,076,064.00
Maximum Annual Debt Service	12,063,173.00
Average Annual Debt Service	4,551,901.60
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2064	94,975,000.00	100.000	3.060%	29.970	11/20/2054	218,442.50
	94,975,000.00			29.970		218,442.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	94,975,000.00	94,975,000.00	94,975,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,899,500.00	-1,899,500.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	93,075,500.00	92,775,500.00	94,975,000.00
Target Date	12/01/2024	12/01/2024	12/01/2024
Yield	3.166620%	3.183738%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10
GENERAL OBLIGATION BONDS, SERIES 2024
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2025			1,453,117.50	1,453,117.50	
12/01/2025			1,453,117.50	1,453,117.50	2,906,235
06/01/2026			1,453,117.50	1,453,117.50	
12/01/2026			1,453,117.50	1,453,117.50	2,906,235
06/01/2027			1,453,117.50	1,453,117.50	
12/01/2027			1,453,117.50	1,453,117.50	2,906,235
06/01/2028			1,453,117.50	1,453,117.50	
12/01/2028	240,000	3.060%	1,453,117.50	1,693,117.50	3,146,235
06/01/2029			1,449,445.50	1,449,445.50	
12/01/2029	245,000	3.060%	1,449,445.50	1,694,445.50	3,143,891
06/01/2030			1,445,697.00	1,445,697.00	
12/01/2030	380,000	3.060%	1,445,697.00	1,825,697.00	3,271,394
06/01/2031			1,439,883.00	1,439,883.00	
12/01/2031	390,000	3.060%	1,439,883.00	1,829,883.00	3,269,766
06/01/2032			1,433,916.00	1,433,916.00	
12/01/2032	535,000	3.060%	1,433,916.00	1,968,916.00	3,402,832
06/01/2033			1,425,730.50	1,425,730.50	
12/01/2033	550,000	3.060%	1,425,730.50	1,975,730.50	3,401,461
06/01/2034			1,417,315.50	1,417,315.50	
12/01/2034	700,000	3.060%	1,417,315.50	2,117,315.50	3,534,631
06/01/2035			1,406,605.50	1,406,605.50	
12/01/2035	725,000	3.060%	1,406,605.50	2,131,605.50	3,538,211
06/01/2036			1,395,513.00	1,395,513.00	
12/01/2036	885,000	3.060%	1,395,513.00	2,280,513.00	3,676,026
06/01/2037			1,381,972.50	1,381,972.50	
12/01/2037	915,000	3.060%	1,381,972.50	2,296,972.50	3,678,945
06/01/2038			1,367,973.00	1,367,973.00	
12/01/2038	1,090,000	3.060%	1,367,973.00	2,457,973.00	3,825,946
06/01/2039			1,351,296.00	1,351,296.00	
12/01/2039	1,125,000	3.060%	1,351,296.00	2,476,296.00	3,827,592
06/01/2040			1,334,083.50	1,334,083.50	
12/01/2040	1,310,000	3.060%	1,334,083.50	2,644,083.50	3,978,167
06/01/2041			1,314,040.50	1,314,040.50	
12/01/2041	1,350,000	3.060%	1,314,040.50	2,664,040.50	3,978,081
06/01/2042			1,293,385.50	1,293,385.50	
12/01/2042	1,550,000	3.060%	1,293,385.50	2,843,385.50	4,136,771
06/01/2043			1,269,670.50	1,269,670.50	
12/01/2043	1,600,000	3.060%	1,269,670.50	2,869,670.50	4,139,341
06/01/2044			1,245,190.50	1,245,190.50	
12/01/2044	1,815,000	3.060%	1,245,190.50	3,060,190.50	4,305,381
06/01/2045			1,217,421.00	1,217,421.00	
12/01/2045	1,870,000	3.060%	1,217,421.00	3,087,421.00	4,304,842
06/01/2046			1,188,810.00	1,188,810.00	
12/01/2046	2,100,000	3.060%	1,188,810.00	3,288,810.00	4,477,620
06/01/2047			1,156,680.00	1,156,680.00	
12/01/2047	2,160,000	3.060%	1,156,680.00	3,316,680.00	4,473,360
06/01/2048			1,123,632.00	1,123,632.00	
12/01/2048	2,410,000	3.060%	1,123,632.00	3,533,632.00	4,657,264
06/01/2049			1,086,759.00	1,086,759.00	
12/01/2049	2,480,000	3.060%	1,086,759.00	3,566,759.00	4,653,518
06/01/2050			1,048,815.00	1,048,815.00	
12/01/2050	2,745,000	3.060%	1,048,815.00	3,793,815.00	4,842,630
06/01/2051			1,006,816.50	1,006,816.50	
12/01/2051	2,825,000	3.060%	1,006,816.50	3,831,816.50	4,838,633
06/01/2052			963,594.00	963,594.00	
12/01/2052	3,110,000	3.060%	963,594.00	4,073,594.00	5,037,188
06/01/2053			916,011.00	916,011.00	
12/01/2053	3,205,000	3.060%	916,011.00	4,121,011.00	5,037,022
06/01/2054			866,974.50	866,974.50	
12/01/2054	3,500,000	3.060%	866,974.50	4,366,974.50	5,233,949
06/01/2055			813,424.50	813,424.50	
12/01/2055	3,610,000	3.060%	813,424.50	4,423,424.50	5,236,849
06/01/2056			758,191.50	758,191.50	
12/01/2056	3,930,000	3.060%	758,191.50	4,688,191.50	5,446,383
06/01/2057			698,062.50	698,062.50	
12/01/2057	4,050,000	3.060%	698,062.50	4,748,062.50	5,446,125
06/01/2058			636,097.50	636,097.50	
12/01/2058	4,390,000	3.060%	636,097.50	5,026,097.50	5,662,195
06/01/2059			568,930.50	568,930.50	
12/01/2059	4,525,000	3.060%	568,930.50	5,093,930.50	5,662,861

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10

GENERAL OBLIGATION BONDS, SERIES 2024

57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills

Non-Rated, 100x, 40-yr. Maturity

(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2060			499,698.00	499,698.00	
12/01/2060	4,890,000	3.060%	499,698.00	5,389,698.00	5,889,396
06/01/2061			424,881.00	424,881.00	
12/01/2061	5,040,000	3.060%	424,881.00	5,464,881.00	5,889,762
06/01/2062			347,769.00	347,769.00	
12/01/2062	5,430,000	3.060%	347,769.00	5,777,769.00	6,125,538
06/01/2063			264,690.00	264,690.00	
12/01/2063	5,595,000	3.060%	264,690.00	5,859,690.00	6,124,380
06/01/2064			179,086.50	179,086.50	
12/01/2064	11,705,000	3.060%	179,086.50	11,884,086.50	12,063,173
	94,975,000		87,101,064.00	182,076,064.00	182,076,064

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT No. 10
GENERAL OBLIGATION BONDS, SERIES 2024
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2025		2,906,235	2,906,235		2,906,235	
12/01/2026		2,906,235	2,906,235		2,906,235	
12/01/2027		2,906,235	2,906,235		2,906,235	
12/01/2028	240,000	2,906,235	3,146,235			3,146,235
12/01/2029	245,000	2,898,891	3,143,891			3,143,891
12/01/2030	380,000	2,891,394	3,271,394			3,271,394
12/01/2031	390,000	2,879,766	3,269,766			3,269,766
12/01/2032	535,000	2,867,832	3,402,832			3,402,832
12/01/2033	550,000	2,851,461	3,401,461			3,401,461
12/01/2034	700,000	2,834,631	3,534,631			3,534,631
12/01/2035	725,000	2,813,211	3,538,211			3,538,211
12/01/2036	885,000	2,791,026	3,676,026			3,676,026
12/01/2037	915,000	2,763,945	3,678,945			3,678,945
12/01/2038	1,090,000	2,735,946	3,825,946			3,825,946
12/01/2039	1,125,000	2,702,592	3,827,592			3,827,592
12/01/2040	1,310,000	2,668,167	3,978,167			3,978,167
12/01/2041	1,350,000	2,628,081	3,978,081			3,978,081
12/01/2042	1,550,000	2,586,771	4,136,771			4,136,771
12/01/2043	1,600,000	2,539,341	4,139,341			4,139,341
12/01/2044	1,815,000	2,490,381	4,305,381			4,305,381
12/01/2045	1,870,000	2,434,842	4,304,842			4,304,842
12/01/2046	2,100,000	2,377,620	4,477,620			4,477,620
12/01/2047	2,160,000	2,313,360	4,473,360			4,473,360
12/01/2048	2,410,000	2,247,264	4,657,264			4,657,264
12/01/2049	2,480,000	2,173,518	4,653,518			4,653,518
12/01/2050	2,745,000	2,097,630	4,842,630			4,842,630
12/01/2051	2,825,000	2,013,633	4,838,633			4,838,633
12/01/2052	3,110,000	1,927,188	5,037,188			5,037,188
12/01/2053	3,205,000	1,832,022	5,037,022			5,037,022
12/01/2054	3,500,000	1,733,949	5,233,949			5,233,949
12/01/2055	3,610,000	1,626,849	5,236,849			5,236,849
12/01/2056	3,930,000	1,516,383	5,446,383			5,446,383
12/01/2057	4,050,000	1,396,125	5,446,125			5,446,125
12/01/2058	4,390,000	1,272,195	5,662,195			5,662,195
12/01/2059	4,525,000	1,137,861	5,662,861			5,662,861
12/01/2060	4,890,000	999,396	5,889,396			5,889,396
12/01/2061	5,040,000	849,762	5,889,762			5,889,762
12/01/2062	5,430,000	695,538	6,125,538			6,125,538
12/01/2063	5,595,000	529,380	6,124,380			6,124,380
12/01/2064	11,705,000	358,173	12,063,173	5,689,877		6,373,296
	94,975,000	87,101,064	182,076,064	5,689,877	8,718,705	167,667,482

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 10

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 10 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:1040776

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 10

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 10 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims the District might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No.
10

By: _____
President

Attest:

By: _____
Secretary

2171:0003:1040776

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 10 Fund"). The monies in the Cherry Creek Metropolitan District No. 10 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District shall not issue Debt in excess of \$118,718,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from

or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report (“Annual Report”) to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 10**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 10

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

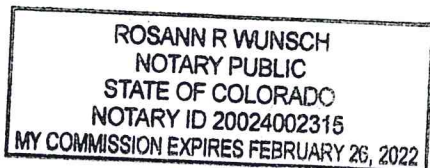
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.315, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District shall not issue Debt in excess of \$118,718,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from

or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report (“Annual Report”) to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 10**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 10

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road



Request for Town Council Action

Date: June 15, 2020

Submitted By: Kristin Hoffmann, Deputy Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **CHERRY CREEK SOUTH METROPOLITAN DISTRICTS
NOS. 4-9 and 11
(Continued from 5/18/20 and continued from 6/4/20)**

Department: Town Attorney, Kristin Hoffmann

EXECUTIVE SUMMARY

These resolutions approve the service plans for Cherry Creek South Metropolitan District Nos. 4-9 and 11. The ordinances approve the intergovernmental agreements with the Districts.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In October 2004, the Town Council approved the Consolidated Service Plan (the “Original Service Plan”) for Cherry Creek South Metropolitan District Nos. 2 – 11 (the “Cherry Creek Districts”). At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the public improvements. However, as a result of the sale of the property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate under the Original Service Plan.

In 2016, the Town Council approved the amended and restated consolidated service plan for District Nos. 2 and 3, and they operate independently from District Nos. 4-11. District Nos. 4-9 and 11 have submitted an application to amend and restate their service plans (one for District Nos. 4-6 and one for District Nos. 7-9 and 11; and one for District No. 10). These plans are submitted and processed under the recently approved metropolitan district policies.

FINANCIAL IMPACT

Under the terms of the intergovernmental agreements, the Districts agree to impose a property tax of 5 mills, which will be remitted to the Town for the planning, design, financing,

acquisition, construction, operation and maintenance of the Town infrastructure identified in Exhibit B of the intergovernmental agreements.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Aerial Map CCSMD Nos. 4-11
2. Overall Boundary Map CCSMD Nos. 4-11
3. Resolution No. 20-021
4. Ordinance No. 9.309
5. Resolution No. 20-022
6. Ordinance No. 9.310
7. Resolution No. 20-023
8. Ordinance No. 9.311
9. Resolution No. 20-024
10. Ordinance No. 9.312
11. Resolution No. 20-025
12. Ordinance No. 9.313
13. Resolution No. 20-026
14. Ordinance No. 9.314
15. Resolution No. 20-027
16. Ordinance No. 9.316
17. CCSMD 4-11 Summary Memo 06042020 FINAL

RECOMMENDED MOTION

I move to approve Resolution No. 20-021.

I move to approve Ordinance No. 9.309 on second reading.

I move to approve Resolution No. 20-022.

I move to approve Ordinance No. 9.310 on second reading.

I move to approve Resolution No. 20-023.

I move to approve Ordinance No. 9.311 on second reading.

I move to approve Resolution No. 20-024.

I move to approve Ordinance No. 9.312 on second reading.

I move to approve Resolution No. 20-025.

I move to approve Ordinance No. 9.313 on second reading.

I move to approve Resolution No. 20-026.

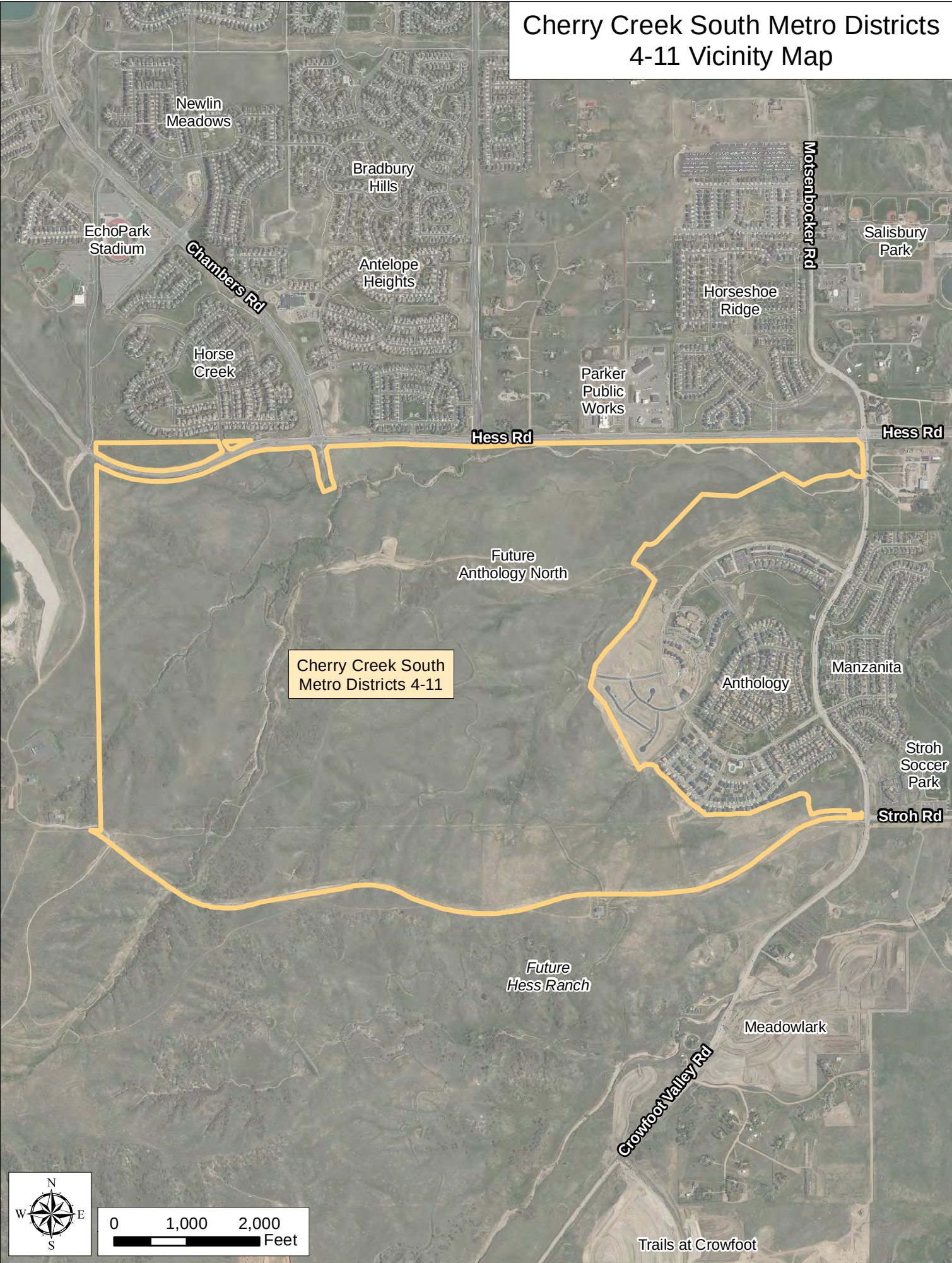
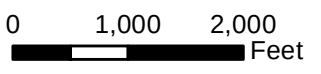
I move to approve Ordinance No. 9.314 on second reading.

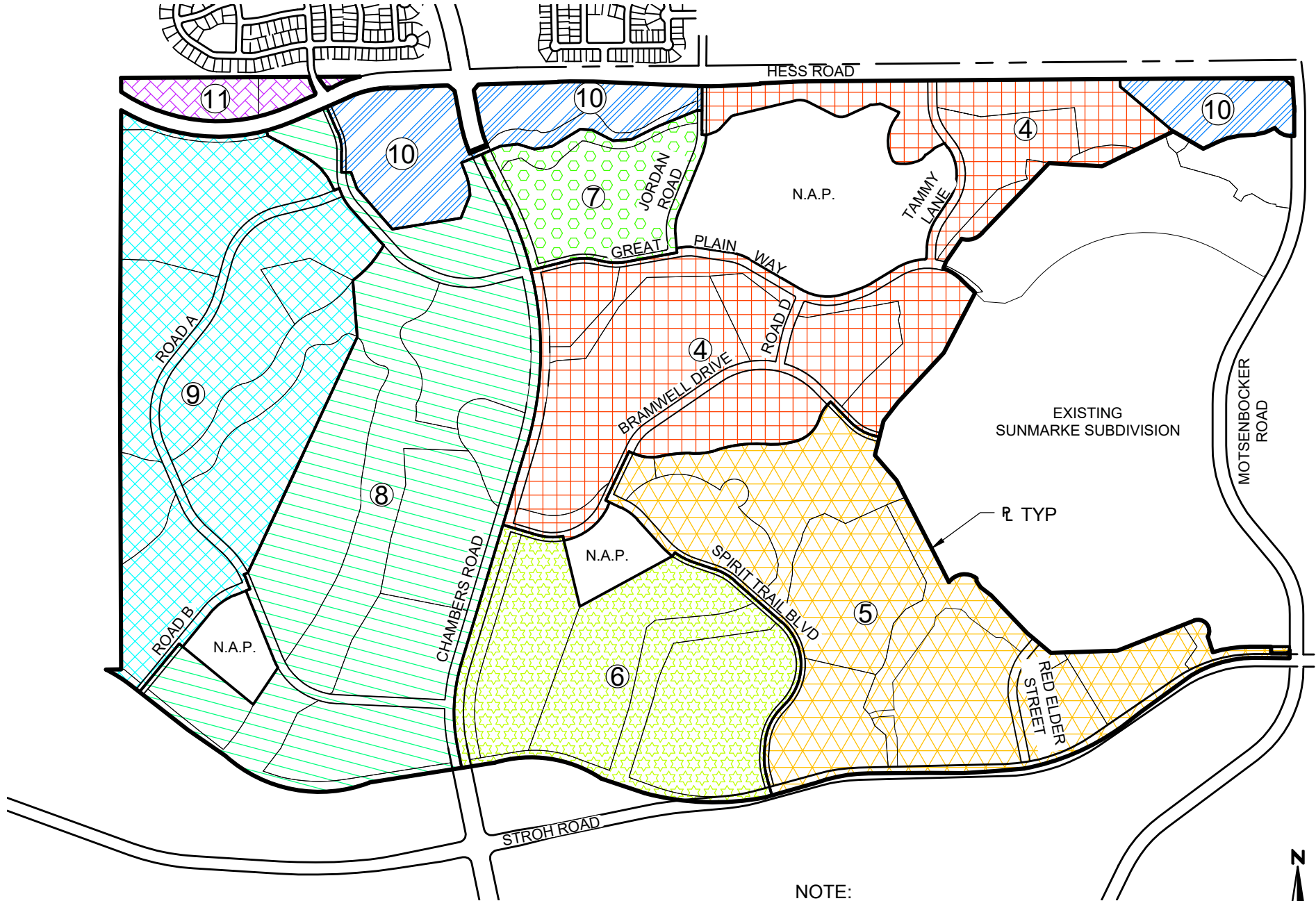
I move to approve Resolution No. 20-027.

I move to approve Ordinance No. 9.316 on second reading.

Cherry Creek South Metro Districts 4-11 Vicinity Map

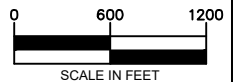
Cherry Creek South
Metro Districts 4-11





NOTE:

- 1.) THE AREA DEPICTED AS DISTRICT NO. 11 IS ALSO INCLUDED WITHIN THE BOUNDARIES OF EACH OTHER DISTRICT DEPICTED HEREON.
- 2.) N.A.P. MEANS "NOT A PART" OF THIS BOUNDARIES MAP.



SHEET

1

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
EXHIBIT B

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



RESOLUTION NO. 20-021, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 4 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts’ Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	8
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	9
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	10
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	15
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	16
A.	General	16
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	18
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**Districts**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (“**District Nos. 7, 8, 9, and 11**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 5-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 5-11 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, District Nos. 4-6 shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the

planning and development of the Public Improvements, subject to the limitations set forth in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 4: means Cherry Creek South Metropolitan District No. 4.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 4-6.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by

the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 203.874 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 515.765 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to

ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$170,343,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership

tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for, except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$142,873,244.20. Costs of required Public Improvements that cannot be financed

by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. **FINANCIAL PLAN**

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town

approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$170,343,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$170,343,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the “report year”). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District’s organization. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District’s budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;

8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;

9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;

4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;
9. The creation of the District is in the best interests of the area proposed to be served;
10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;
11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code;
and
12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 36°46'42" WEST, A DISTANCE OF 133.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088617, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,360.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°20'23" EAST AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'08", AN ARC LENGTH OF 79.74 FEET TO EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088619, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF HESS ROAD THE FOLLOWING SEVEN (7) COURSES:

1. CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'41", AN ARC LENGTH OF 88.35 FEET;
2. NORTH 87°15'35" EAST, A DISTANCE OF 352.50 FEET;
3. NORTH 02°44'25" WEST, A DISTANCE OF 7.50 FEET;
4. NORTH 87°15'35" EAST, A DISTANCE OF 290.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,945.00 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'01", AN ARC LENGTH OF 119.10 FEET TO A POINT ON A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33;
6. ALONG SAID PARALLEL LINE, TANGENT TO SAID CURVE, NORTH 89°34'36" EAST, A DISTANCE OF 1,800.34 FEET TO A POINT ON A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
7. ALONG SAID PARALLEL LINE, NORTH 89°34'55" EAST, A DISTANCE OF 1,029.04 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF HESS ROAD, SOUTH 02°28'05" EAST, A DISTANCE OF 68.41 FEET;

THENCE SOUTH 49°46'37" EAST, A DISTANCE OF 624.28 FEET TO THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2015020238, IN SAID RECORDS;

THENCE ALONG SAID SPECIAL WARRANTY DEED THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 63°53'55" WEST, A DISTANCE OF 712.05 FEET;
2. NORTH 86°38'38" WEST, A DISTANCE OF 480.66 FEET;
3. SOUTH 43°43'39" WEST, A DISTANCE OF 865.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 50°41'25" WEST;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°55'20", AN ARC LENGTH OF 207.46 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH 34°33'03" WEST, A DISTANCE OF 242.55 FEET;
6. SOUTH 22°45'33" WEST, A DISTANCE OF 70.00 FEET;
7. SOUTH 67°14'27" EAST, A DISTANCE OF 22.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 465.00 FEET;
8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'39", AN ARC LENGTH OF 170.11 FEET;
9. TANGENT TO SAID CURVE, SOUTH 46°16'48" EAST, A DISTANCE OF 125.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 335.00 FEET;
10. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°45'35", AN ARC LENGTH OF 21.98 FEET;
11. NON-TANGENT TO SAID CURVE, SOUTH 46°01'59" EAST, A DISTANCE OF 25.04 FEET TO THE WESTERLY BOUNDARY OF STROH RANCH FILING NO. 18A AS RECORDED UNDER RECEPTION NO. 2003022326, IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY OF STROH RANCH FILING NO. 18A, SOUTH 27°34'49" WEST, A DISTANCE OF 203.52 FEET TO THE WESTERLY BOUNDARY OF STROH RANCH FILING NO. 18B AS RECORDED UNDER RECEPTION NO. 2003092248, IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY OF STROH RANCH FILING NO. 18B THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 27°34'49" WEST, A DISTANCE OF 405.99 FEET;
2. SOUTH 42°57'30" WEST, A DISTANCE OF 600.52 FEET;
3. SOUTH 37°28'51" WEST, A DISTANCE OF 217.29 FEET;
4. SOUTH 14°16'53" WEST, A DISTANCE OF 150.80 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 75°43'07" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'23", AN ARC LENGTH OF 246.40 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 44°20'44" WEST, A DISTANCE OF 257.95 FEET;

THENCE SOUTH 45°39'16" WEST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 326.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°43'46" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'26", AN ARC LENGTH OF 148.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 299.35 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'37", AN ARC LENGTH OF 289.67 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 743.86 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°38'41", AN ARC LENGTH OF 281.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,176.74 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°18'45", AN ARC LENGTH OF 458.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 602.02 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'43", AN ARC LENGTH OF 240.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,246.07 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'20" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'42", AN ARC LENGTH OF 268.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 377.30 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°42'02", AN ARC LENGTH OF 248.26 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 64°32'25" WEST, A DISTANCE OF 41.66 FEET;

THENCE SOUTH 25°27'35" WEST, A DISTANCE OF 488.02 FEET;

THENCE SOUTH 64°32'25" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 25°27'35" WEST, A DISTANCE OF 43.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 550.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°51'16", AN ARC LENGTH OF 516.97 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 10°41'09" WEST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 510.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°41'09" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'10", AN ARC LENGTH OF 243.77 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 73°17'59" WEST, A DISTANCE OF 311.69 FEET;

THENCE NORTH 16°42'01" EAST, A DISTANCE OF 732.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3,000.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'00", AN ARC LENGTH OF 1,607.44 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 76°00'01" EAST, A DISTANCE OF 370.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 510.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°03'18", AN ARC LENGTH OF 223.02 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 78°56'40" EAST, A DISTANCE OF 92.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 510.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'07", AN ARC LENGTH OF 188.13 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 79°55'13" EAST, A DISTANCE OF 426.42 FEET;

THENCE NORTH 79°55'13" EAST, A DISTANCE OF 40.16 FEET;

THENCE NORTH 04°54'08" WEST, A DISTANCE OF 40.16 FEET;

THENCE NORTH 79°55'13" EAST, A DISTANCE OF 17.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 550.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'00", AN ARC LENGTH OF 179.83 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 81°20'47" EAST, A DISTANCE OF 278.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 550.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°40'17", AN ARC LENGTH OF 208.03 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 59°40'29" EAST, A DISTANCE OF 524.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°10'58", AN ARC LENGTH OF 403.45 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 71°08'32" EAST, A DISTANCE OF 142.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 600.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'11", AN ARC LENGTH OF 129.88 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 58°44'21" EAST, A DISTANCE OF 248.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 550.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'54", AN ARC LENGTH OF 271.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 17.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°13'49", AN ARC LENGTH OF 24.99 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 02°50'26" EAST, A DISTANCE OF 85.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 550.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°48'45", AN ARC LENGTH OF 295.78 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 33°39'11" EAST, A DISTANCE OF 190.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 410.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°44'20", AN ARC LENGTH OF 499.04 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 36°05'08" WEST, A DISTANCE OF 49.96 FEET;

THENCE SOUTH 60°20'48" WEST, A DISTANCE OF 22.80 FEET;

THENCE SOUTH 64°20'42" WEST, A DISTANCE OF 74.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 352.28 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°28'32" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'58", AN ARC LENGTH OF 106.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 135.16 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°38'46" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°23'46", AN ARC LENGTH OF 59.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 347.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°55'07" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'31", AN ARC LENGTH OF 225.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.25 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 14°08'21" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'57", AN ARC LENGTH OF 37.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 360.82 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°58'28" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°16'09", AN ARC LENGTH OF 436.22 FEET;

THENCE NON TANGENT TO SAID CURVE, NORTH 24°48'23" EAST, A DISTANCE OF 34.48 FEET;

THENCE NORTH 65°11'37" WEST, A DISTANCE OF 161.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 131.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'04", AN ARC LENGTH OF 26.83 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 82°37'06" WEST, A DISTANCE OF 73.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.41 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 1°13'42" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'15", AN ARC LENGTH OF 13.44 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 65°08'56" WEST, A DISTANCE OF 234.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 119.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°33'55", AN ARC LENGTH OF 107.10 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 63°17'09" WEST, A DISTANCE OF 266.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 181.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°06'22", AN ARC LENGTH OF 126.70 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 76°36'29" WEST, A DISTANCE OF 560.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 81.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°22'39", AN ARC LENGTH OF 48.60 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 42°13'50" WEST, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 119.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°39'01", AN ARC LENGTH OF 59.50 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 70°52'51" WEST, A DISTANCE OF 80.73 FEET;

THENCE NORTH 85°50'03" WEST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 600.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 85°50'03" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'01", AN ARC LENGTH OF 40.67 FEET;

THENCE NORTH 00°16'56" EAST, A DISTANCE OF 396.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 203.874 ACRES, (8,880,765 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

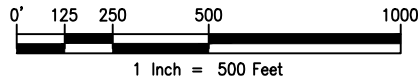


EXHIBIT C-1

DISTRICT BOUNDARY MAP

NE CORNER SEC. 33,
T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP
STAMPED "PLS 27259"
IN RANGE BOX

POINT OF COMMENCEMENT

NE CORNER SEC. 32, T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 35593"
SEE DETAIL HEREON

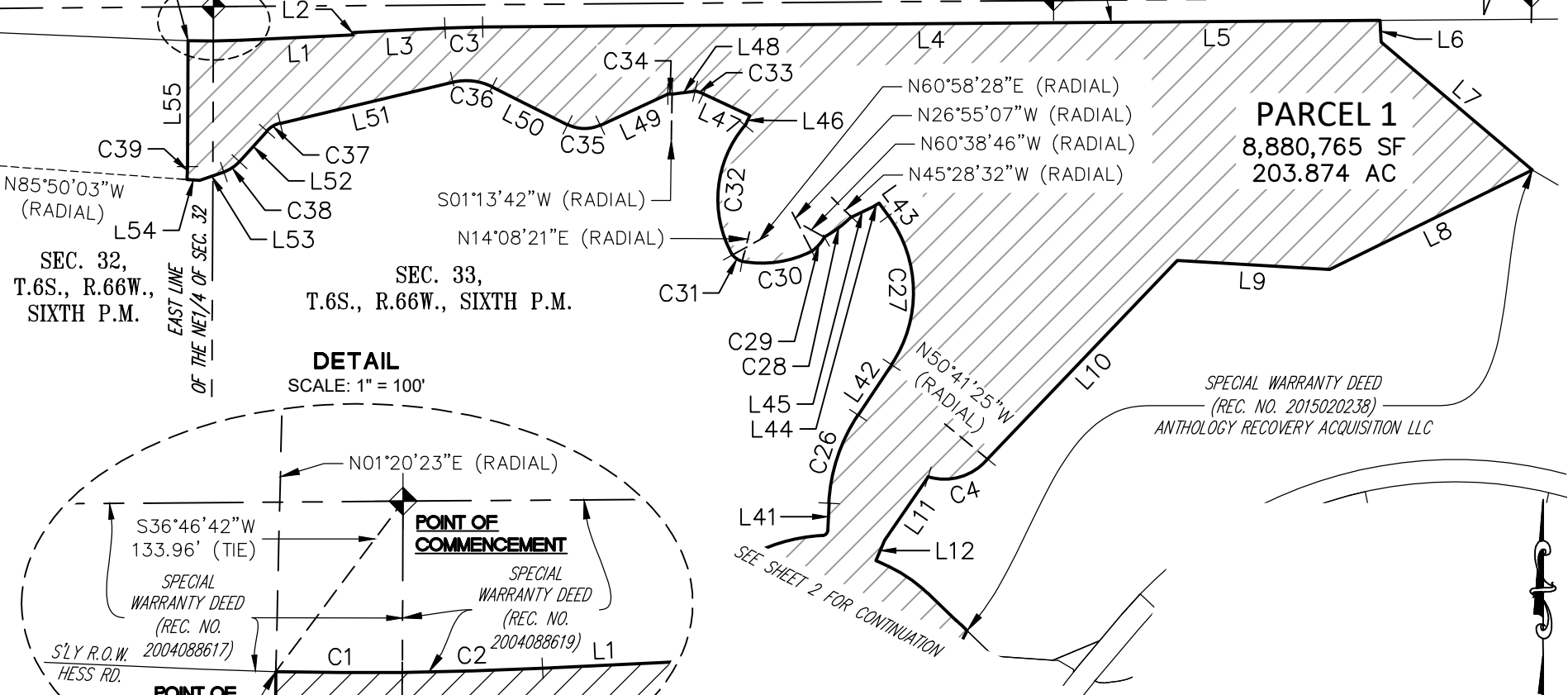
N 1/4 CORNER SEC. 33, T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 34993"
IN RANGE BOX

SOUTHERLY RIGHT-OF-WAY HESS
ROAD SPECIAL WARRANTY DEED
(REC. NO. 2004088619)

POINT OF BEGINNING

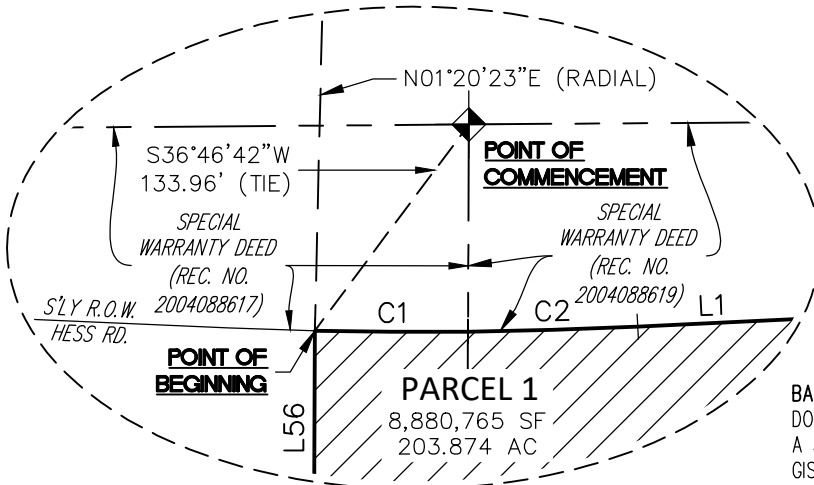
N89°34'36"E 2648.32'
NORTH LINE OF THE NW1/4 OF SEC. 33

N89°34'55"E 2648.54'
NORTH LINE OF THE NE1/4 OF SEC. 33



DETAIL

SCALE: 1" = 100'



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 4.DWG
DWG: TGS CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 500'



300 E. MINERAL AVENUE
SUITE 1
LITTLETON, COLORADO 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 4 SHEETS

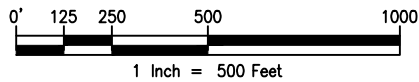
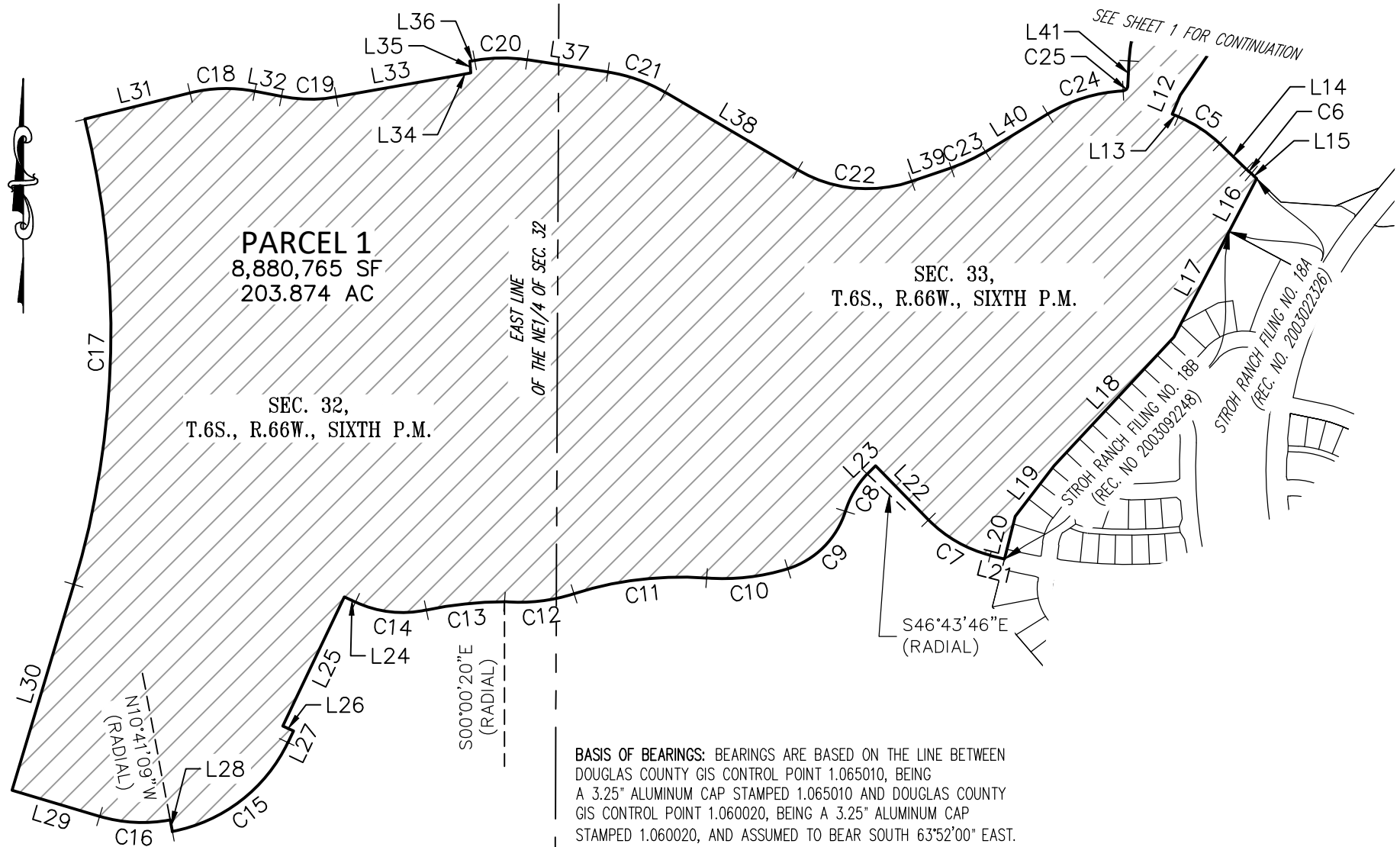


EXHIBIT C-1

DISTRICT BOUNDARY MAP



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 4.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: 1" = 500'



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 4 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°15'35"E	352.50'
L2	N02°44'25"W	7.50'
L3	N87°15'35"E	290.18'
L4	N89°34'36"E	1800.34'
L5	N89°34'55"E	1029.04'
L6	S02°28'05"E	68.41'
L7	S49°46'37"E	624.28'
L8	S63°53'55"W	712.05'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N86°38'38"W	480.66'
L10	S43°43'39"W	865.32'
L11	S34°33'03"W	242.55'
L12	S22°45'33"W	70.00'
L13	S67°14'27"E	22.61'
L14	S46°16'48"E	125.78'
L15	S46°01'59"E	25.04'
L16	S27°34'49"W	203.52'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S27°34'49"W	405.99'
L18	S42°57'30"W	600.52'
L19	S37°28'51"W	217.29'
L20	S14°16'53"W	150.80'
L21	N75°43'07"W	50.00'
L22	N44°20'44"W	257.95'
L23	S45°39'16"W	40.00'
L24	N64°32'25"W	41.66'

LINE TABLE		
LINE	BEARING	LENGTH
L25	S25°27'35"W	488.02'
L26	S64°32'25"E	40.00'
L27	S25°27'35"W	43.55'
L28	N10°41'09"W	40.00'
L29	N73°17'59"W	311.69'
L30	N16°42'01"E	732.81'
L31	N76°00'01"E	370.24'
L32	S78°56'40"E	92.67'

LINE TABLE		
LINE	BEARING	LENGTH
L33	N79°55'13"E	426.42'
L34	N79°55'13"E	40.16'
L35	N04°54'08"W	40.16'
L36	N79°55'13"E	17.18'
L37	S81°20'47"E	278.61'
L38	S59°40'29"E	524.79'
L39	N71°08'32"E	142.29'
L40	N58°44'21"E	248.41'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N02°50'26"E	85.87'
L42	N33°39'11"E	190.78'
L43	N36°05'08"W	49.96'
L44	S60°20'48"W	22.80'
L45	S64°20'42"W	74.80'
L46	N24°48'23"E	34.48'
L47	N65°11'37"W	161.91'
L48	S82°37'06"W	73.05'

LINE TABLE		
LINE	BEARING	LENGTH
L49	S65°08'56"W	234.68'
L50	N63°17'09"W	266.00'
L51	S76°36'29"W	560.00'
L52	S42°13'50"W	130.00'
L53	S70°52'51"W	80.73'
L54	N85°50'03"W	40.00'
L55	N00°16'56"E	396.47'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT4.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: N/A



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

3 OF 4 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°56'08"	2360.50'	79.74'
C2	2°08'41"	2360.50'	88.35'
C3	2°19'01"	2945.00'	119.10'
C4	67°55'20"	175.00'	207.46'
C5	20°57'39"	465.00'	170.11'
C6	3°45'35"	335.00'	21.98'
C7	31°22'23"	450.00'	246.40'
C8	25°58'26"	326.85'	148.17'
C9	55°26'37"	299.35'	289.67'
C10	21°38'41"	743.86'	281.01'
C11	22°18'45"	1176.74'	458.25'
C12	22°54'43"	602.02'	240.74'
C13	12°21'42"	1246.07'	268.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	37°42'02"	377.30'	248.26'
C15	53°51'16"	550.00'	516.97'
C16	27°23'10"	510.00'	243.77'
C17	30°42'00"	3000.00'	1607.44'
C18	25°03'18"	510.00'	223.02'
C19	21°08'07"	510.00'	188.13'
C20	18°44'00"	550.00'	179.83'
C21	21°40'17"	550.00'	208.03'
C22	49°10'58"	470.00'	403.45'
C23	12°24'11"	600.00'	129.88'
C24	28°19'54"	550.00'	271.96'
C25	84°13'49"	17.00'	24.99'
C26	30°48'45"	550.00'	295.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C27	69°44'20"	410.00'	499.04'
C28	17°22'58"	352.28'	106.88'
C29	25°23'46"	135.16'	59.91'
C30	37°10'31"	347.85'	225.70'
C31	39°05'57"	55.25'	37.70'
C32	69°16'09"	360.82'	436.22'
C33	11°44'04"	131.00'	26.83'
C34	1°39'15"	465.41'	13.44'
C35	51°33'55"	119.00'	107.10'
C36	40°06'22"	181.00'	126.70'
C37	34°22'39"	81.00'	48.60'
C38	28°39'01"	119.00'	59.50'
C39	3°53'01"	600.00'	40.67'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 4.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: N/A



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

4 OF 4 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
District No. 4 Total				\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

Stroh Road (Half-width Arterial)	5,010	LF		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

Bramwell Drive (Full width Residential Collector)	523	LF		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Spirit Trail Boulevard (Full width Residential Collector)	2,193	LF		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787
District No. 5 Total				\$11,519,023

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
		Sanitary Sewer Subtotal		\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
Jordan Road (Full-width Residential Collector)	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Secton II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
District No. 7 Total				\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
			District No. 8 Total	\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
			Sub Total	\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
			Sub Total	\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
			Sub Total	\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity		Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00
Total Cost					\$2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$1,745,508.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost \$10,175,576.00

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost \$0.00

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00

Total Cost **\$253,869.00**

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$49,150.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00
Total Cost					\$424,603.00

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$266,046.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
				Total Cost	\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
				Total Cost	\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00

Total Cost **\$419,141.00**

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$217,500.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00

Total Cost **\$316,964.00**

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$321,414.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost **\$679,170.00**

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

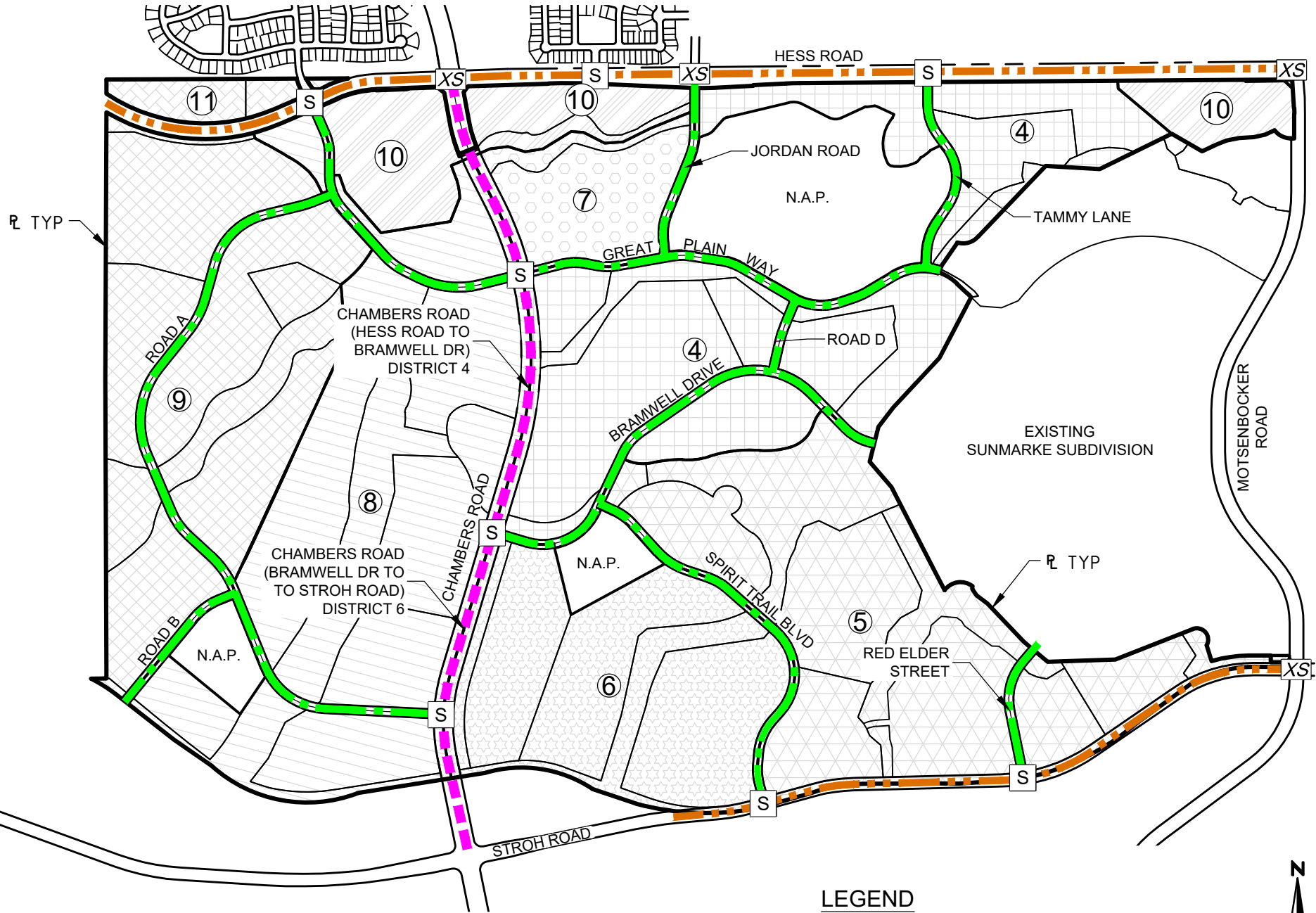
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

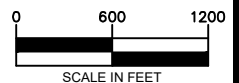
EXHIBIT E

Maps Depicting Public Improvements

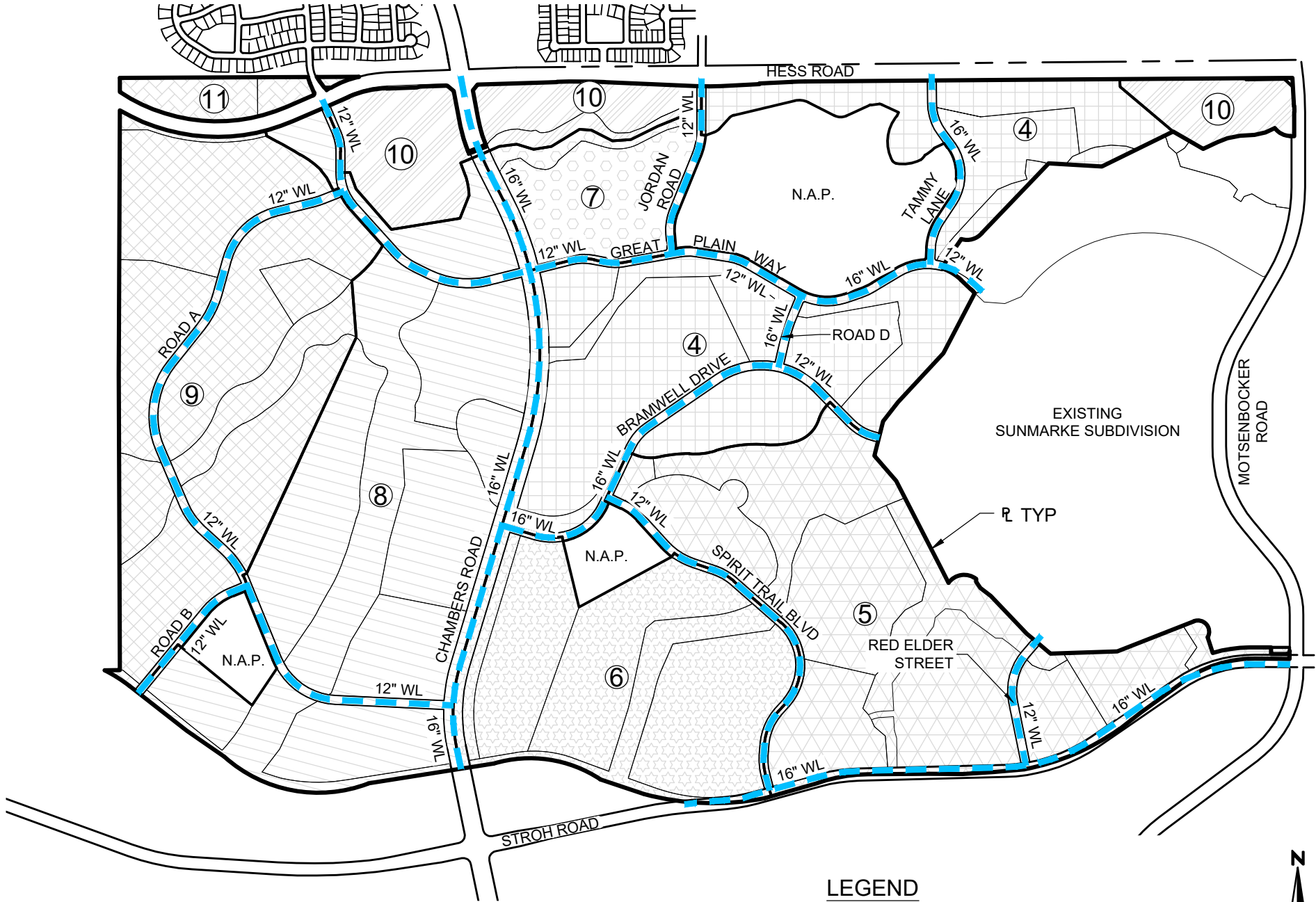


LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- EXISTING SIGNAL
- PROPOSED SIGNAL

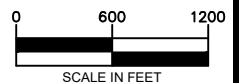


SHEET 1	CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		DATE 2-10-20	Redland WHERE GREAT PLACES BEGIN 1500 West Coast Court Littleton, Colorado 80120 REDLAND.COM
	PUBLIC IMPROVEMENTS PLAN		DRAWN WC	
	ROADWAY SYSTEM		CHECKED FT	
			APPROVED FT	
			PROJECT NO. 12023.D01	



LEGEND

— WATERLINE (SIZE AS NOTED)

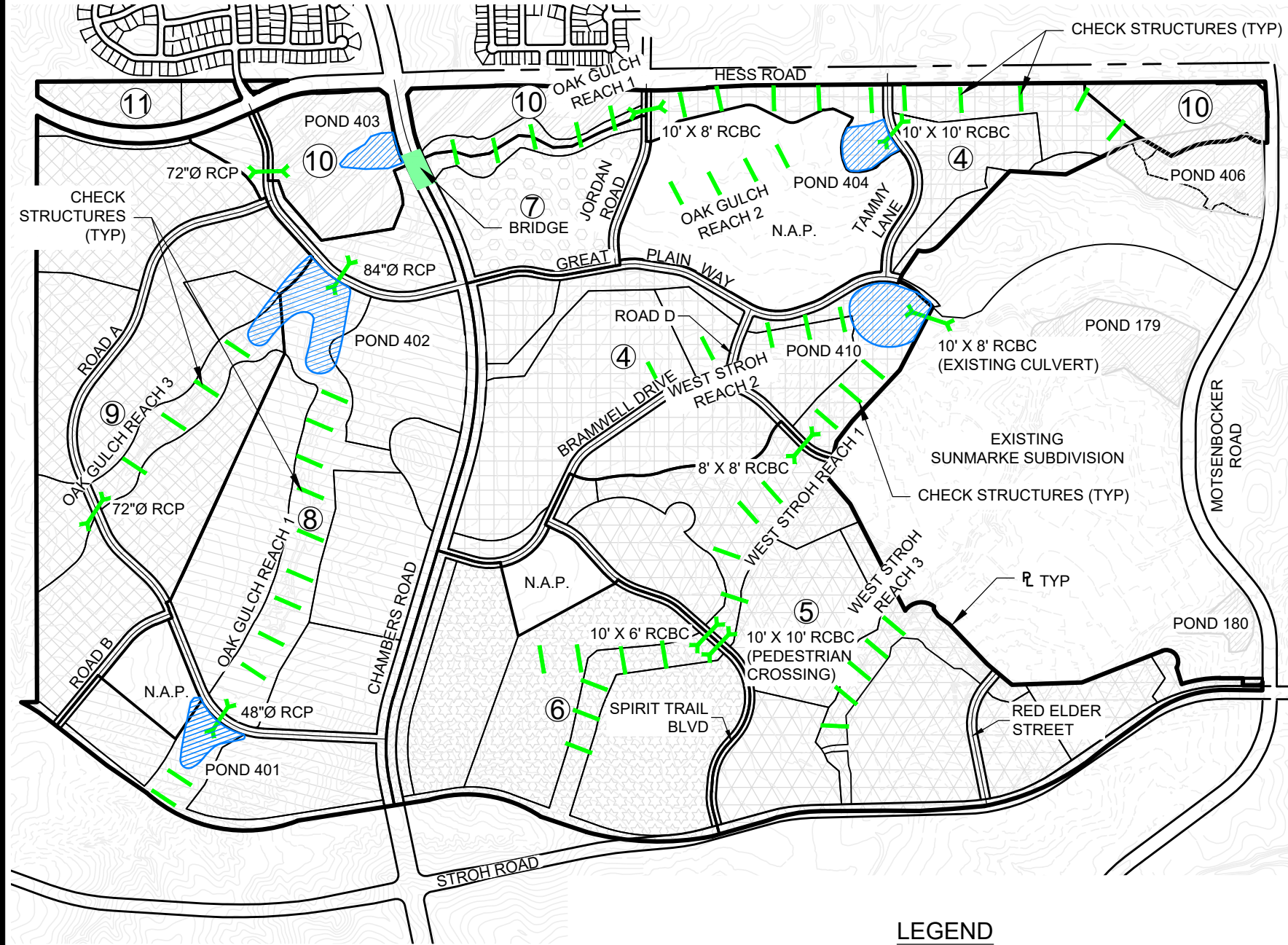


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

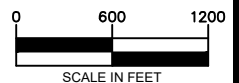




LEGEND

72"Ø RCP

CULVERT
CHECK STRUCTURE -
CHANNEL IMPROVEMENT

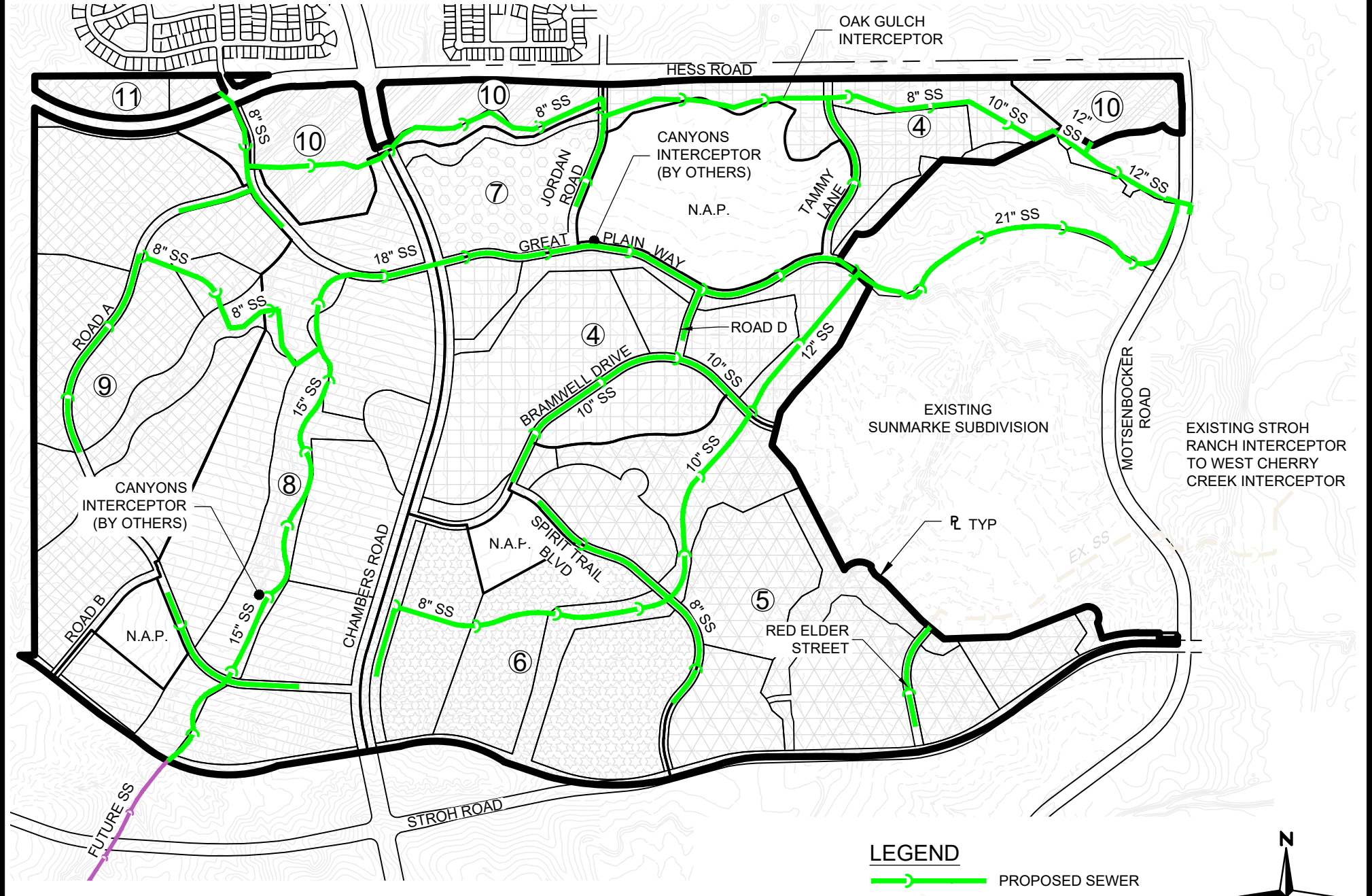


3
SHEET

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

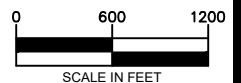
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



SHEET 4	CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		DATE	2-10-20	 Redland WHERE GREAT PLACES BEGIN 1700 20th Street, Suite 100 Littleton, Colorado 80120 800.451.4643
	PUBLIC IMPROVEMENTS PLAN		DRAWN	WC	
	SANITARY SEWER SYSTEM		CHECKED	FT	
			APPROVED	FT	
			PROJECT NO.	12023.D01	

EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	<<<<<< Residential >>>>>>				< Platted/Developed Lots >		
	Mkt Value		As'ed Value		As'ed Value		Total
	Total	Reasses'mt	Cumulative	of Market	Cumulative	of Market	
	Res'l Units	@ 4.0%	Market Value	(2-yr lag)	Market Value	(2-yr lag)	Assessed Value
2019	0		0		0		
2020	0		0		0		
2021	0		0	0	13,255,000	0	0
2022	258	0	140,663,120	0	23,980,000	0	0
2023	458		400,230,352	0	24,140,000	3,843,950	3,843,950
2024	452	16,009,214	682,764,672	10,057,413	10,000,000	6,954,200	17,011,613
2025	176		795,380,914	28,616,470	9,110,000	7,000,600	35,617,070
2026	162	31,815,237	931,841,415	48,817,674	1,430,000	2,900,000	51,717,674
2027	26		948,596,144	56,869,735	0	2,641,900	59,511,635
2028	0	37,943,846	986,539,990	66,626,661	0	414,700	67,041,361
2029	0		986,539,990	67,824,624	0	0	67,824,624
2030	0	39,461,600	1,026,001,590	70,537,609	0	0	70,537,609
2031	0		1,026,001,590	70,537,609	0	0	70,537,609
2032	0	41,040,064	1,067,041,653	73,359,114	0	0	73,359,114
2033	0		1,067,041,653	73,359,114	0	0	73,359,114
2034	0	42,681,666	1,109,723,319	76,293,478	0	0	76,293,478
2035	0		1,109,723,319	76,293,478	0	0	76,293,478
2036	0	44,388,933	1,154,112,252	79,345,217	0	0	79,345,217
2037	0		1,154,112,252	79,345,217	0	0	79,345,217
2038	0	46,164,490	1,200,276,742	82,519,026	0	0	82,519,026
2039	0		1,200,276,742	82,519,026	0	0	82,519,026
2040		48,011,070	1,248,287,812	85,819,787		0	85,819,787
2041			1,248,287,812	85,819,787		0	85,819,787
2042		49,931,512	1,298,219,324	89,252,579		0	89,252,579
2043			1,298,219,324	89,252,579		0	89,252,579
2044		51,928,773	1,350,148,097	92,822,682		0	92,822,682
2045			1,350,148,097	92,822,682		0	92,822,682
2046		54,005,924	1,404,154,021	96,535,589		0	96,535,589
2047			1,404,154,021	96,535,589		0	96,535,589
2048		56,166,161	1,460,320,182	100,397,013		0	100,397,013
2049			1,460,320,182	100,397,013		0	100,397,013
2050		58,412,807	1,518,732,989	104,412,893		0	104,412,893
2051			1,518,732,989	104,412,893		0	104,412,893
2052		60,749,320	1,579,482,309	108,589,409		0	108,589,409
2053			1,579,482,309	108,589,409		0	108,589,409
2054		63,179,292	1,642,661,601	112,932,985		0	112,932,985
2055			1,642,661,601	112,932,985		0	112,932,985
2056		65,706,464	1,708,368,065	117,450,305		0	117,450,305
2057			1,708,368,065	117,450,305		0	117,450,305
2058		68,334,723	1,776,702,788	122,148,317		0	122,148,317
2059			1,776,702,788	122,148,317		0	122,148,317
2060		71,068,112	1,847,770,900	127,034,249		0	127,034,249
2061			1,847,770,900	127,034,249		0	127,034,249
2062		73,910,836	1,921,681,736	132,115,619			132,115,619
	1,532	1,020,910,042					

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2019											
2020											
2021	0										
2022	0	57.000	0	0	5.000	0	0	5.000	0	0	0
2023	3,843,950	57.000	214,723	12,883	5.000	18,835	1,130	5.000	18,835	1,130	267,537
2024	17,011,613	57.000	950,269	57,016	5.000	83,357	5,001	5.000	83,357	5,001	1,184,001
2025	35,617,070	57.000	1,989,570	119,374	5.000	174,524	10,471	5.000	174,524	10,471	2,478,934
2026	51,717,674	57.000	2,888,949	173,337	5.000	253,417	15,205	5.000	253,417	15,205	3,599,529
2027	59,511,635	57.000	3,324,320	199,459	5.000	291,607	17,496	5.000	291,607	17,496	4,141,986
2028	67,041,361	57.000	3,744,930	224,696	5.000	328,503	19,710	5.000	328,503	19,710	4,666,052
2029	67,824,624	57.000	3,788,684	227,321	5.000	332,341	19,940	5.000	332,341	19,940	4,720,567
2030	70,537,609	57.000	3,940,231	236,414	5.000	345,634	20,738	5.000	345,634	20,738	4,909,389
2031	70,537,609	57.000	3,940,231	236,414	5.000	345,634	20,738	5.000	345,634	20,738	4,909,389
2032	73,359,114	57.000	4,097,840	245,870	5.000	359,460	21,568	5.000	359,460	21,568	5,105,765
2033	73,359,114	57.000	4,097,840	245,870	5.000	359,460	21,568	5.000	359,460	21,568	5,105,765
2034	76,293,478	57.000	4,261,754	255,705	5.000	373,838	22,430	5.000	373,838	22,430	5,309,996
2035	76,293,478	57.000	4,261,754	255,705	5.000	373,838	22,430	5.000	373,838	22,430	5,309,996
2036	79,345,217	57.000	4,432,224	265,933	5.000	388,792	23,327	5.000	388,792	23,327	5,522,395
2037	79,345,217	57.000	4,432,224	265,933	5.000	388,792	23,327	5.000	388,792	23,327	5,522,395
2038	82,519,026	57.000	4,609,513	276,571	5.000	404,343	24,261	5.000	404,343	24,261	5,743,291
2039	82,519,026	57.000	4,609,513	276,571	5.000	404,343	24,261	5.000	404,343	24,261	5,743,291
2040	85,819,787	57.000	4,793,893	287,634	5.000	420,517	25,231	5.000	420,517	25,231	5,973,023
2041	85,819,787	57.000	4,793,893	287,634	5.000	420,517	25,231	5.000	420,517	25,231	5,973,023
2042	89,252,579	57.000	4,985,649	299,139	5.000	437,338	26,240	5.000	437,338	26,240	6,211,944
2043	89,252,579	57.000	4,985,649	299,139	5.000	437,338	26,240	5.000	437,338	26,240	6,211,944
2044	92,822,682	57.000	5,185,075	311,104	5.000	454,831	27,290	5.000	454,831	27,290	6,460,422
2045	92,822,682	57.000	5,185,075	311,104	5.000	454,831	27,290	5.000	454,831	27,290	6,460,422
2046	96,535,589	57.000	5,392,478	323,549	5.000	473,024	28,381	5.000	473,024	28,381	6,718,838
2047	96,535,589	57.000	5,392,478	323,549	5.000	473,024	28,381	5.000	473,024	28,381	6,718,838
2048	100,397,013	57.000	5,608,177	336,491	5.000	491,945	29,517	5.000	491,945	29,517	6,987,592
2049	100,397,013	57.000	5,608,177	336,491	5.000	491,945	29,517	5.000	491,945	29,517	6,987,592
2050	104,412,893	57.000	5,832,504	349,950	5.000	511,623	30,697	5.000	511,623	30,697	7,267,096
2051	104,412,893	57.000	5,832,504	349,950	5.000	511,623	30,697	5.000	511,623	30,697	7,267,096
2052	108,589,409	57.000	6,065,804	363,948	5.000	532,088	31,925	5.000	532,088	31,925	7,557,779
2053	108,589,409	57.000	6,065,804	363,948	5.000	532,088	31,925	5.000	532,088	31,925	7,557,779
2054	112,932,985	57.000	6,308,437	378,506	5.000	553,372	33,202	5.000	553,372	33,202	7,860,091
2055	112,932,985	57.000	6,308,437	378,506	5.000	553,372	33,202	5.000	553,372	33,202	7,860,091
2056	117,450,305	57.000	6,560,774	393,646	5.000	575,506	34,530	5.000	575,506	34,530	8,174,494
2057	117,450,305	57.000	6,560,774	393,646	5.000	575,506	34,530	5.000	575,506	34,530	8,174,494
2058	122,148,317	57.000	6,823,205	409,392	5.000	598,527	35,912	5.000	598,527	35,912	8,501,474
2059	122,148,317	57.000	6,823,205	409,392	5.000	598,527	35,912	5.000	598,527	35,912	8,501,474
2060	127,034,249	57.000	7,096,133	425,768	5.000	622,468	37,348	5.000	622,468	37,348	8,841,533
2061	127,034,249	57.000	7,096,133	425,768	5.000	622,468	37,348	5.000	622,468	37,348	8,841,533
2062	132,115,619	57.000	7,379,978	442,799	5.000	647,367	38,842	5.000	647,367	38,842	9,195,194
			196,268,805	11,776,128		17,216,562	1,032,994		17,216,562	1,032,994	244,544,044

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2022 \$136,275,000 Par [Net \$112.557 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Town Cap. & Maint. Cum. Surplus Bal.
2019			n/a					
2020			n/a					
2021			n/a					
2022	0	\$0	0		0	3030%	27%	0%
2023	267,537	0	267,537	0	267,537	685%	17%	0%
2024	1,184,001	0	1,184,001	0	1,451,539	327%	14%	0%
2025	2,478,934	0	2,478,934	0	3,930,473	225%	12%	0%
2026	3,599,529	4,170,015	(570,486)	0	3,359,987	196%	12%	167%
2027	4,141,986	4,170,015	(28,029)	0	3,331,958	174%	12%	179%
2028	4,666,052	4,665,015	1,037	0	3,332,995	171%	12%	172%
2029	4,720,567	4,719,868	699	0	3,333,694	165%	11%	171%
2030	4,909,389	4,907,579	1,810	0	3,335,504	164%	11%	168%
2031	4,909,389	4,909,017	372	0	3,335,877	157%	11%	168%
2032	5,105,765	5,104,690	1,075	0	3,336,952	156%	11%	165%
2033	5,105,765	5,103,631	2,134	0	3,339,085	149%	10%	166%
2034	5,309,996	5,306,654	3,342	0	3,342,427	148%	10%	163%
2035	5,309,996	5,307,486	2,510	0	3,344,937	141%	10%	163%
2036	5,522,395	5,522,094	301	0	3,345,238	140%	10%	161%
2037	5,522,395	5,518,899	3,496	0	3,348,734	133%	9%	161%
2038	5,743,291	5,739,327	3,964	0	3,352,699	131%	9%	159%
2039	5,743,291	5,741,493	1,798	0	3,354,497	124%	9%	159%
2040	5,973,023	5,971,823	1,200	0	3,355,697	122%	8%	156%
2041	5,973,023	5,968,279	4,744	0	3,360,441	116%	8%	156%
2042	6,211,944	6,207,746	4,198	0	3,364,638	113%	8%	154%
2043	6,211,944	6,207,727	4,217	0	3,368,855	107%	7%	154%
2044	6,460,422	6,460,260	162	0	3,369,017	104%	7%	152%
2045	6,460,422	6,457,542	2,880	0	3,371,896	97%	7%	152%
2046	6,718,838	6,717,070	1,768	0	3,373,664	94%	6%	150%
2047	6,718,838	6,715,735	3,103	0	3,376,768	88%	6%	150%
2048	6,987,592	6,986,187	1,405	0	3,378,173	84%	6%	148%
2049	6,987,592	6,985,011	2,581	0	3,380,754	78%	5%	148%
2050	7,267,096	7,265,163	1,933	0	3,382,686	74%	5%	147%
2051	7,267,096	7,262,922	4,174	0	3,386,860	68%	5%	147%
2052	7,557,779	7,556,550	1,229	0	3,388,089	64%	4%	145%
2053	7,557,779	7,556,867	912	0	3,389,002	57%	4%	145%
2054	7,860,091	7,857,441	2,650	0	3,391,651	53%	4%	143%
2055	7,860,091	7,858,939	1,152	0	3,392,803	46%	3%	143%
2056	8,174,494	8,170,082	4,412	0	3,397,215	42%	3%	142%
2057	8,174,494	8,171,231	3,263	0	3,400,478	35%	2%	142%
2058	8,501,474	8,501,413	61	0	3,400,539	30%	2%	140%
2059	8,501,474	8,500,377	1,097	0	3,401,636	24%	2%	140%
2060	8,841,533	8,837,762	3,771	0	3,405,407	18%	1%	139%
2061	8,841,533	8,838,011	3,522	0	3,408,929	12%	1%	139%
2062	9,195,194	9,193,857	1,337	3,410,266	0	0%	0%	100%
	244,544,044	241,133,778	3,410,266	3,410,266				

[CMar320 22nrspC]

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M	Total Mills
2019						
2020						
2021						
2022	0	10.000	0	0	0	77.000
2023	3,843,950	10.000	37,671	2,260	39,931	77.000
2024	17,011,613	10.000	166,714	10,003	176,717	77.000
2025	35,617,070	10.000	349,047	20,943	369,990	77.000
2026	51,717,674	10.000	506,833	30,410	537,243	77.000
2027	59,511,635	10.000	583,214	34,993	618,207	77.000
2028	67,041,361	10.000	657,005	39,420	696,426	77.000
2029	67,824,624	10.000	664,681	39,881	704,562	77.000
2030	70,537,609	10.000	691,269	41,476	732,745	77.000
2031	70,537,609	10.000	691,269	41,476	732,745	77.000
2032	73,359,114	10.000	718,919	43,135	762,054	77.000
2033	73,359,114	10.000	718,919	43,135	762,054	77.000
2034	76,293,478	10.000	747,676	44,861	792,537	77.000
2035	76,293,478	10.000	747,676	44,861	792,537	77.000
2036	79,345,217	10.000	777,583	46,655	824,238	77.000
2037	79,345,217	10.000	777,583	46,655	824,238	77.000
2038	82,519,026	10.000	808,686	48,521	857,208	77.000
2039	82,519,026	10.000	808,686	48,521	857,208	77.000
2040	85,819,787	10.000	841,034	50,462	891,496	77.000
2041	85,819,787	10.000	841,034	50,462	891,496	77.000
2042	89,252,579	10.000	874,675	52,481	927,156	77.000
2043	89,252,579	10.000	874,675	52,481	927,156	77.000
2044	92,822,682	10.000	909,662	54,580	964,242	77.000
2045	92,822,682	10.000	909,662	54,580	964,242	77.000
2046	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2047	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2048	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2049	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2050	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2051	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2052	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2053	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2054	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2055	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2056	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2057	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2058	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2059	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2060	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2061	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2062	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
			34,433,124	2,065,987	36,499,111	

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Summary

Development Projection -- Buildout Plan (updated 12/10/19)



Residential Development

Product Type	SFD 45'	SFD 50'	SFD 60'	SFD 70'	Duplex 35'	Duplex 40'	Townhomes
Base \$ ('19)	\$525,000	\$550,000	\$650,000	\$800,000	\$425,000	\$450,000	\$450,000

Res'l Totals

2020	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-
2022	50	50	25	12	60	50	11	258
2023	120	100	65	12	100	50	11	458
2024	124	140	65	12	100	-	11	452
2025	-	140	13	12	-	-	11	176
2026	-	140	-	12	-	-	10	162
2027	-	26	-	-	-	-	-	26
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
	294	596	168	60	260	100	54	1,532

MV @ Full Buildout
(base prices;un-infl.)

\$154,350,000 \$327,800,000 \$109,200,000 \$48,000,000 \$110,500,000 \$45,000,000 \$24,300,000

\$819,150,000

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2022
Delivery Date	12/01/2022

Sources:

Bond Proceeds:	
Par Amount	136,275,000.00 **
	136,275,000.00

Uses:

Project Fund Deposits:	
Project Fund	112,557,396.19
Other Fund Deposits:	
Capitalized Interest Fund	12,510,045.00
Debt Service Reserve Fund	8,182,058.81
	20,692,103.81
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,725,500.00
	136,275,000.00

****Debt Limit: \$170,343,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2062:					
	12/01/2028	495,000	3.060%	3.060%	100.000
	12/01/2029	565,000	3.060%	3.060%	100.000
	12/01/2030	770,000	3.060%	3.060%	100.000
	12/01/2031	795,000	3.060%	3.060%	100.000
	12/01/2032	1,015,000	3.060%	3.060%	100.000
	12/01/2033	1,045,000	3.060%	3.060%	100.000
	12/01/2034	1,280,000	3.060%	3.060%	100.000
	12/01/2035	1,320,000	3.060%	3.060%	100.000
	12/01/2036	1,575,000	3.060%	3.060%	100.000
	12/01/2037	1,620,000	3.060%	3.060%	100.000
	12/01/2038	1,890,000	3.060%	3.060%	100.000
	12/01/2039	1,950,000	3.060%	3.060%	100.000
	12/01/2040	2,240,000	3.060%	3.060%	100.000
	12/01/2041	2,305,000	3.060%	3.060%	100.000
	12/01/2042	2,615,000	3.060%	3.060%	100.000
	12/01/2043	2,695,000	3.060%	3.060%	100.000
	12/01/2044	3,030,000	3.060%	3.060%	100.000
	12/01/2045	3,120,000	3.060%	3.060%	100.000
	12/01/2046	3,475,000	3.060%	3.060%	100.000
	12/01/2047	3,580,000	3.060%	3.060%	100.000
	12/01/2048	3,960,000	3.060%	3.060%	100.000
	12/01/2049	4,080,000	3.060%	3.060%	100.000
	12/01/2050	4,485,000	3.060%	3.060%	100.000
	12/01/2051	4,620,000	3.060%	3.060%	100.000
	12/01/2052	5,055,000	3.060%	3.060%	100.000
	12/01/2053	5,210,000	3.060%	3.060%	100.000
	12/01/2054	5,670,000	3.060%	3.060%	100.000
	12/01/2055	5,845,000	3.060%	3.060%	100.000
	12/01/2056	6,335,000	3.060%	3.060%	100.000
	12/01/2057	6,530,000	3.060%	3.060%	100.000
	12/01/2058	7,060,000	3.060%	3.060%	100.000
	12/01/2059	7,275,000	3.060%	3.060%	100.000
	12/01/2060	7,835,000	3.060%	3.060%	100.000
	12/01/2061	8,075,000	3.060%	3.060%	100.000
	12/01/2062	16,860,000	3.060%	3.060%	100.000
		136,275,000			

Dated Date	12/01/2022	
Delivery Date	12/01/2022	
First Coupon	06/01/2023	
Par Amount	136,275,000.00	
Original Issue Discount		
Production	136,275,000.00	100.000000%
Underwriter's Discount	-2,725,500.00	-2.000000%
Purchase Price	133,549,500.00	98.000000%
Accrued Interest		
Net Proceeds	133,549,500.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2022
Delivery Date	12/01/2022
First Coupon	06/01/2023
Last Maturity	12/01/2062
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.166166%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.178037%
Average Coupon	3.060000%
Average Life (years)	30.108
Weighted Average Maturity (years)	30.108
Duration of Issue (years)	19.253
Par Amount	136,275,000.00
Bond Proceeds	136,275,000.00
Total Interest	125,550,882.00
Net Interest	128,276,382.00
Bond Years from Dated Date	4,102,970,000.00
Bond Years from Delivery Date	4,102,970,000.00
Total Debt Service	261,825,882.00
Maximum Annual Debt Service	17,375,916.00
Average Annual Debt Service	6,545,647.05
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2062	136,275,000.00	100.000	3.060%	30.108	01/08/2053	313,432.50
	136,275,000.00			30.108		313,432.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	136,275,000.00	136,275,000.00	136,275,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,725,500.00	-2,725,500.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	133,549,500.00	133,249,500.00	136,275,000.00
Target Date	12/01/2022	12/01/2022	12/01/2022
Yield	3.166166%	3.178037%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2023			2,085,007.50	2,085,007.50	
12/01/2023			2,085,007.50	2,085,007.50	4,170,015
06/01/2024			2,085,007.50	2,085,007.50	
12/01/2024			2,085,007.50	2,085,007.50	4,170,015
06/01/2025			2,085,007.50	2,085,007.50	
12/01/2025			2,085,007.50	2,085,007.50	4,170,015
06/01/2026			2,085,007.50	2,085,007.50	
12/01/2026			2,085,007.50	2,085,007.50	4,170,015
06/01/2027			2,085,007.50	2,085,007.50	
12/01/2027			2,085,007.50	2,085,007.50	4,170,015
06/01/2028			2,085,007.50	2,085,007.50	
12/01/2028	495,000	3.060%	2,085,007.50	2,580,007.50	4,665,015
06/01/2029			2,077,434.00	2,077,434.00	
12/01/2029	565,000	3.060%	2,077,434.00	2,642,434.00	4,719,868
06/01/2030			2,068,789.50	2,068,789.50	
12/01/2030	770,000	3.060%	2,068,789.50	2,838,789.50	4,907,579
06/01/2031			2,057,008.50	2,057,008.50	
12/01/2031	795,000	3.060%	2,057,008.50	2,852,008.50	4,909,017
06/01/2032			2,044,845.00	2,044,845.00	
12/01/2032	1,015,000	3.060%	2,044,845.00	3,059,845.00	5,104,690
06/01/2033			2,029,315.50	2,029,315.50	
12/01/2033	1,045,000	3.060%	2,029,315.50	3,074,315.50	5,103,631
06/01/2034			2,013,327.00	2,013,327.00	
12/01/2034	1,280,000	3.060%	2,013,327.00	3,293,327.00	5,306,654
06/01/2035			1,993,743.00	1,993,743.00	
12/01/2035	1,320,000	3.060%	1,993,743.00	3,313,743.00	5,307,486
06/01/2036			1,973,547.00	1,973,547.00	
12/01/2036	1,575,000	3.060%	1,973,547.00	3,548,547.00	5,522,094
06/01/2037			1,949,449.50	1,949,449.50	
12/01/2037	1,620,000	3.060%	1,949,449.50	3,569,449.50	5,518,899
06/01/2038			1,924,663.50	1,924,663.50	
12/01/2038	1,890,000	3.060%	1,924,663.50	3,814,663.50	5,739,327
06/01/2039			1,895,746.50	1,895,746.50	
12/01/2039	1,950,000	3.060%	1,895,746.50	3,845,746.50	5,741,493
06/01/2040			1,865,911.50	1,865,911.50	
12/01/2040	2,240,000	3.060%	1,865,911.50	4,105,911.50	5,971,823
06/01/2041			1,831,639.50	1,831,639.50	
12/01/2041	2,305,000	3.060%	1,831,639.50	4,136,639.50	5,968,279
06/01/2042			1,796,373.00	1,796,373.00	
12/01/2042	2,615,000	3.060%	1,796,373.00	4,411,373.00	6,207,746
06/01/2043			1,756,363.50	1,756,363.50	
12/01/2043	2,695,000	3.060%	1,756,363.50	4,451,363.50	6,207,727
06/01/2044			1,715,130.00	1,715,130.00	
12/01/2044	3,030,000	3.060%	1,715,130.00	4,745,130.00	6,460,260
06/01/2045			1,668,771.00	1,668,771.00	
12/01/2045	3,120,000	3.060%	1,668,771.00	4,788,771.00	6,457,542
06/01/2046			1,621,035.00	1,621,035.00	
12/01/2046	3,475,000	3.060%	1,621,035.00	5,096,035.00	6,717,070
06/01/2047			1,567,867.50	1,567,867.50	
12/01/2047	3,580,000	3.060%	1,567,867.50	5,147,867.50	6,715,735
06/01/2048			1,513,093.50	1,513,093.50	
12/01/2048	3,960,000	3.060%	1,513,093.50	5,473,093.50	6,986,187
06/01/2049			1,452,505.50	1,452,505.50	
12/01/2049	4,080,000	3.060%	1,452,505.50	5,532,505.50	6,985,011
06/01/2050			1,390,081.50	1,390,081.50	
12/01/2050	4,485,000	3.060%	1,390,081.50	5,875,081.50	7,265,163
06/01/2051			1,321,461.00	1,321,461.00	
12/01/2051	4,620,000	3.060%	1,321,461.00	5,941,461.00	7,262,922
06/01/2052			1,250,775.00	1,250,775.00	
12/01/2052	5,055,000	3.060%	1,250,775.00	6,305,775.00	7,556,550
06/01/2053			1,173,433.50	1,173,433.50	
12/01/2053	5,210,000	3.060%	1,173,433.50	6,383,433.50	7,556,867
06/01/2054			1,093,720.50	1,093,720.50	
12/01/2054	5,670,000	3.060%	1,093,720.50	6,763,720.50	7,857,441
06/01/2055			1,006,969.50	1,006,969.50	
12/01/2055	5,845,000	3.060%	1,006,969.50	6,851,969.50	7,858,939
06/01/2056			917,541.00	917,541.00	
12/01/2056	6,335,000	3.060%	917,541.00	7,252,541.00	8,170,082
06/01/2057			820,615.50	820,615.50	
12/01/2057	6,530,000	3.060%	820,615.50	7,350,615.50	8,171,231

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

GENERAL OBLIGATION BONDS, SERIES 2022

57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills

Non-Rated, 100x, 2062 Final Maturity

(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2058			720,706.50	720,706.50	
12/01/2058	7,060,000	3.060%	720,706.50	7,780,706.50	8,501,413
06/01/2059			612,688.50	612,688.50	
12/01/2059	7,275,000	3.060%	612,688.50	7,887,688.50	8,500,377
06/01/2060			501,381.00	501,381.00	
12/01/2060	7,835,000	3.060%	501,381.00	8,336,381.00	8,837,762
06/01/2061			381,505.50	381,505.50	
12/01/2061	8,075,000	3.060%	381,505.50	8,456,505.50	8,838,011
06/01/2062			257,958.00	257,958.00	
12/01/2062	16,860,000	3.060%	257,958.00	17,117,958.00	17,375,916
	136,275,000		125,550,882.00	261,825,882.00	261,825,882

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2023		4,170,015	4,170,015		4,170,015	
12/01/2024		4,170,015	4,170,015		4,170,015	
12/01/2025		4,170,015	4,170,015		4,170,015	
12/01/2026		4,170,015	4,170,015			4,170,015.00
12/01/2027		4,170,015	4,170,015			4,170,015.00
12/01/2028	495,000	4,170,015	4,665,015			4,665,015.00
12/01/2029	565,000	4,154,868	4,719,868			4,719,868.00
12/01/2030	770,000	4,137,579	4,907,579			4,907,579.00
12/01/2031	795,000	4,114,017	4,909,017			4,909,017.00
12/01/2032	1,015,000	4,089,690	5,104,690			5,104,690.00
12/01/2033	1,045,000	4,058,631	5,103,631			5,103,631.00
12/01/2034	1,280,000	4,026,654	5,306,654			5,306,654.00
12/01/2035	1,320,000	3,987,486	5,307,486			5,307,486.00
12/01/2036	1,575,000	3,947,094	5,522,094			5,522,094.00
12/01/2037	1,620,000	3,898,899	5,518,899			5,518,899.00
12/01/2038	1,890,000	3,849,327	5,739,327			5,739,327.00
12/01/2039	1,950,000	3,791,493	5,741,493			5,741,493.00
12/01/2040	2,240,000	3,731,823	5,971,823			5,971,823.00
12/01/2041	2,305,000	3,663,279	5,968,279			5,968,279.00
12/01/2042	2,615,000	3,592,746	6,207,746			6,207,746.00
12/01/2043	2,695,000	3,512,727	6,207,727			6,207,727.00
12/01/2044	3,030,000	3,430,260	6,460,260			6,460,260.00
12/01/2045	3,120,000	3,337,542	6,457,542			6,457,542.00
12/01/2046	3,475,000	3,242,070	6,717,070			6,717,070.00
12/01/2047	3,580,000	3,135,735	6,715,735			6,715,735.00
12/01/2048	3,960,000	3,026,187	6,986,187			6,986,187.00
12/01/2049	4,080,000	2,905,011	6,985,011			6,985,011.00
12/01/2050	4,485,000	2,780,163	7,265,163			7,265,163.00
12/01/2051	4,620,000	2,642,922	7,262,922			7,262,922.00
12/01/2052	5,055,000	2,501,550	7,556,550			7,556,550.00
12/01/2053	5,210,000	2,346,867	7,556,867			7,556,867.00
12/01/2054	5,670,000	2,187,441	7,857,441			7,857,441.00
12/01/2055	5,845,000	2,013,939	7,858,939			7,858,939.00
12/01/2056	6,335,000	1,835,082	8,170,082			8,170,082.00
12/01/2057	6,530,000	1,641,231	8,171,231			8,171,231.00
12/01/2058	7,060,000	1,441,413	8,501,413			8,501,413.00
12/01/2059	7,275,000	1,225,377	8,500,377			8,500,377.00
12/01/2060	7,835,000	1,002,762	8,837,762			8,837,762.00
12/01/2061	8,075,000	763,011	8,838,011			8,838,011.00
12/01/2062	16,860,000	515,916	17,375,916	8,182,058.81		9,193,857.19
	136,275,000	125,550,882	261,825,882	8,182,058.81	12,510,045	241,133,778.19

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 4

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 4 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003: 1040760

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 4

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 4 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims the District might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No. 4

By: _____
President

Attest:

By: _____
Secretary

2171:0003: 1040760

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 4 Fund"). The monies in the Cherry Creek Metropolitan District No. 4 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 5 and 6, shall not issue Debt in excess of \$170,343,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 5 and 6. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 5 and 6 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 4**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 4

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

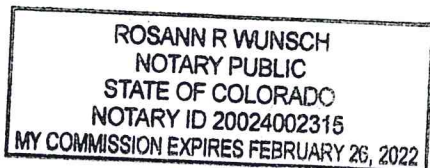
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.309, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 5 and 6, shall not issue Debt in excess of \$170,343,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 5 and 6. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 5 and 6 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 4**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By:

Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 4

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

RESOLUTION NO. 20-022, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 5 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts’ Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	14
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	15
A.	General	15
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	17
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**Districts**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (“**District Nos. 7, 8, 9, and 11**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4 and 6-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4 and 6-11 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, District Nos. 4-6 shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth

in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 5: means Cherry Creek South Metropolitan District No. 5.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 4-6.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 187.080 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 515.765 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved

Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$170,343,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for,

except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the

then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$142,873,224.20. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions

of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. FINANCIAL PLAN

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$170,343,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$170,343,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the

Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in

any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District's organization. The District

shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;

8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;

10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;

11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and

12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTH HALF OF SECTIONS 4 AND 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 74°08'10" WEST, A DISTANCE OF 75.47 FEET TO THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD AS SHOWN ON THE PLAT OF STROH RANCH FILING NO. 11, RECORDED UNDER RECEPTION NO. 99012788, IN SAID RECORDS AND TO THE SOUTHERLY BOUNDARY OF SAID CORRECTION SPECIAL WARRANTY DEED ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TEN (10) COURSES:

1. DEPARTING SAID WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD, NORTH 89°30'54" WEST, A DISTANCE OF 314.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,070.97 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°01'27", AN ARC LENGTH OF 598.59 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 54°06'08" WEST, A DISTANCE OF 556.22 FEET;
4. SOUTH 52°19'22" WEST, A DISTANCE OF 242.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,197.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°13'51" WEST;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°24'53", AN ARC LENGTH OF 936.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,639.30 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°40'48" WEST;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'59", AN ARC LENGTH OF 555.20 FEET;
7. NON-TANGENT TO SAID CURVE, NORTH 89°40'01" WEST, A DISTANCE OF 307.11 FEET;
8. SOUTH 89°32'44" WEST, A DISTANCE OF 543.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,374.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°06'08" EAST;

9. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°01'18", AN ARC LENGTH OF 480.22 FEET;

10. NON-TANGENT TO SAID CURVE, SOUTH 74°13'58" WEST, A DISTANCE 416.75 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 15°10'59" WEST, A DISTANCE OF 199.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°38'40", AN ARC LENGTH OF 174.86 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 04°27'41" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°01'50", AN ARC LENGTH OF 329.62 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 41°29'31" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'23", AN ARC LENGTH OF 802.79 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 48°41'52" WEST, A DISTANCE OF 563.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'56", AN ARC LENGTH OF 201.90 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 71°22'48" WEST, A DISTANCE OF 204.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'03", AN ARC LENGTH OF 188.33 FEET;

THENCE SOUTH 36°36'15" WEST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 640.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°36'15" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'36", AN ARC LENGTH OF 125.22 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 42°11'09" WEST, A DISTANCE OF 326.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'16", AN ARC LENGTH OF 183.38 FEET;

THENCE NORTH 64°32'25" WEST, A DISTANCE OF 157.08 FEET;

THENCE NORTH 25°27'35" EAST, A DISTANCE OF 488.02 FEET;

THENCE SOUTH 64°32'25" EAST, A DISTANCE OF 41.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 377.30 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°20'01" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°42'02", AN ARC LENGTH OF 248.26 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,246.07 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'42", AN ARC LENGTH OF 268.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 602.02 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°59'04" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'43", AN ARC LENGTH OF 240.74 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,176.74 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°18'45", AN ARC LENGTH OF 458.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 743.86 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°38'41", AN ARC LENGTH OF 281.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 299.35 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'37", AN ARC LENGTH OF 289.67 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 326.85 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'26", AN ARC LENGTH OF 148.17 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 45°39'16" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 44°20'44" EAST, A DISTANCE OF 257.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'23", AN ARC LENGTH OF 246.40 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 75°43'07" EAST, A DISTANCE OF 50.00 FEET TO THE WESTERLY BOUNDARY OF STROH RANCH FILING NO. 18B AS RECORDED UNDER RECEPTION NO. 2003092248, IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY OF STROH RANCH FILING NO. 18B THE FOLLOWING THREE (3) COURSES:

1. SOUTH 14°16'53" WEST, A DISTANCE OF 168.18 FEET;
2. SOUTH 40°44'41" EAST, A DISTANCE OF 298.72 FEET;
3. SOUTH 27°11'54" EAST, A DISTANCE OF 875.11 FEET TO THE SOUTHWESTERLY BOUNDARY OF STROH RANCH FILING NO. 17C AS RECORDED UNDER RECEPTION NO. 2003092246, IN SAID RECORDS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY OF STROH RANCH FILING NO. 17C THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 27°11'54" EAST, A DISTANCE OF 154.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 53°27'34" EAST;

2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°10'03", AN ARC LENGTH OF 278.46 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 00°53'54" WEST, A DISTANCE OF 23.45 FEET;
4. SOUTH 34°07'59" EAST, A DISTANCE OF 67.94 FEET;
5. SOUTH 52°25'22" EAST, A DISTANCE OF 120.48 FEET;
6. SOUTH 43°41'47" EAST, A DISTANCE OF 468.56 FEET;
7. SOUTH 50°01'36" EAST, A DISTANCE OF 74.07 FEET TO THE SOUTHWESTERLY BOUNDARY OF STROH RANCH FILING NO. 17B AS RECORDED UNDER RECEPTION NO. 2003092244, IN SAID RECORDS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY OF STROH RANCH FILING NO. 17B THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 50°01'36" EAST, A DISTANCE OF 202.61 FEET;
2. NORTH 88°12'52" EAST, A DISTANCE OF 600.55 FEET;
3. NORTH 68°31'42" EAST, A DISTANCE OF 738.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 140°27'39", AN ARC LENGTH OF 245.15 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH 17°29'20" EAST, A DISTANCE OF 149.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 17°29'20" EAST;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'04", AN ARC LENGTH OF 333.43 FEET;
7. TANGENT TO SAID CURVE, NORTH 89°52'44" EAST, A DISTANCE OF 363.34 FEET TO SAID WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD AS SHOWN ON SAID PLAT OF STROH RANCH FILING NO. 11, AS RECORDED UNDER RECEPTION NO. 99012788;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD, SOUTH 00°12'58" WEST, A DISTANCE OF 103.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 187.080 ACRES, (8,149,212 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVE., SUITE 1,
 LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

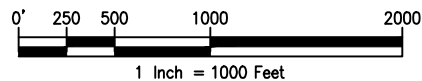
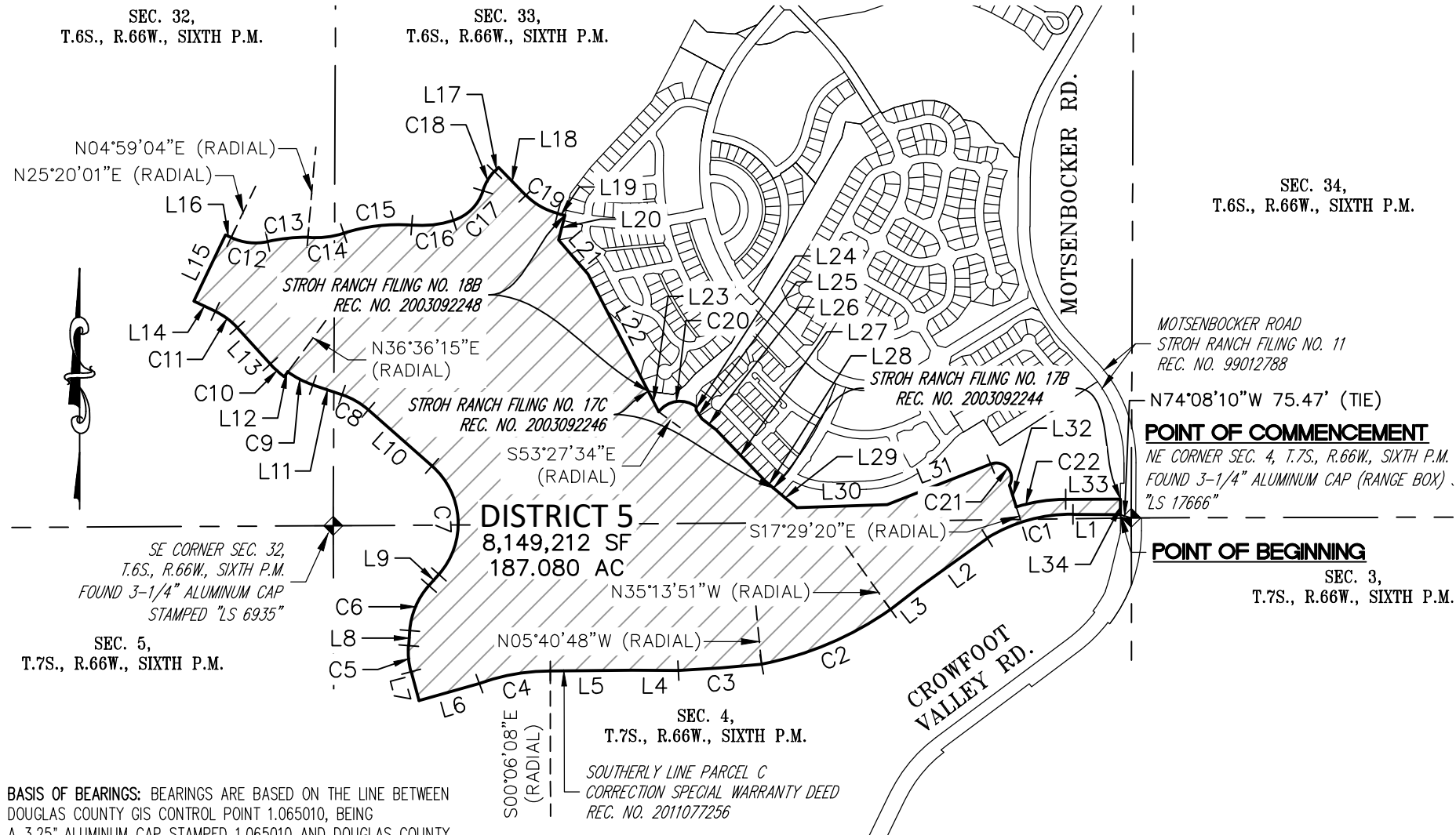


EXHIBIT C-1

DISTRICT BOUNDARY MAP



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25\" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25\" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00\" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 5.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: 1\" = 1000'



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 2 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°30'54"W	314.70'
L2	S54°06'08"W	556.22'
L3	S52°19'22"W	242.53'
L4	N89°40'01"W	307.11'
L5	S89°32'44"W	543.29'
L6	S74°13'58"W	416.75'
L7	N15°10'59"W	199.02'
L8	N04°27'41"E	100.00'
L9	S41°29'31"W	100.00'
L10	S48°41'52"E	563.84'
L11	N71°22'48"W	204.66'
L12	S36°36'15"W	40.00'
L13	N42°11'09"W	326.18'
L14	N64°32'25"W	157.08'
L15	N25°27'35"E	488.02'
L16	S64°32'25"E	41.66'
L17	N45°39'16"E	40.00'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S44°20'44"E	257.95'
L19	S75°43'07"E	50.00'
L20	S14°16'53"W	168.18'
L21	S40°44'41"E	298.72'
L22	S27°11'54"E	875.11'
L23	S27°11'54"E	154.51'
L24	S00°53'54"W	23.45'
L25	S34°07'59"E	67.94'
L26	S52°25'22"E	120.48'
L27	S43°41'47"E	468.56'
L28	S50°01'36"E	74.07'
L29	S50°01'36"E	202.61'
L30	N88°12'52"E	600.55'
L31	N68°31'42"E	738.42'
L32	S17°29'20"E	149.94'
L33	N89°52'44"E	363.34'
L34	S00°12'58"W	103.80'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	32°01'27"	1070.97'	598.59'
C2	24°24'53"	2197.49'	936.39'
C3	2°43'59"	11639.30'	555.20'
C4	20°01'18"	1374.23'	480.22'
C5	19°38'40"	510.00'	174.86'
C6	37°01'50"	510.00'	329.62'
C7	90°11'23"	510.00'	802.79'
C8	22°40'56"	510.00'	201.90'
C9	17°59'03"	600.00'	188.33'
C10	11°12'36"	640.00'	125.22'
C11	22°21'16"	470.00'	183.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C12	37°42'02"	377.30'	248.26'
C13	12°21'42"	1246.07'	268.84'
C14	22°54'43"	602.02'	240.74'
C15	22°18'45"	1176.74'	458.25'
C16	21°38'41"	743.86'	281.01'
C17	55°26'37"	299.35'	289.67'
C18	25°58'26"	326.85'	148.17'
C19	31°22'23"	450.00'	246.40'
C20	91°10'03"	175.00'	278.46'
C21	140°27'39"	100.00'	245.15'
C22	17°22'04"	1100.00'	333.43'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 5.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: NA



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 2 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
		Sanitary Sewer Subtotal		\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
		Water Subtotal		\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
			District No. 4 Total	\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000
<i>Stroh Road (Half-width Arterial)</i>	<i>5,010</i>	<i>LF</i>		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500
<i>Bramwell Drive (Full width Residential Collector)</i>	<i>523</i>	<i>LF</i>		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	<i>2,193</i>	<i>LF</i>		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787

District No. 5 Total **\$11,519,023**

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
		Sanitary Sewer Subtotal		\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Jordan Road (Full-width Residential Collector)</i>	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Secton II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
		District No. 7 Total		\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
			District No. 8 Total	\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
			Sub Total	\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
			Sub Total	\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
			Sub Total	\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Price/Unit	Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00
Total Cost					\$2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$1,745,508.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost \$10,175,576.00

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost \$0.00

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00
Total Cost					\$253,869.00

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$49,150.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00
Total Cost					\$424,603.00

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$266,046.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00
Total Cost					\$419,141.00

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$217,500.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost **\$679,170.00**

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

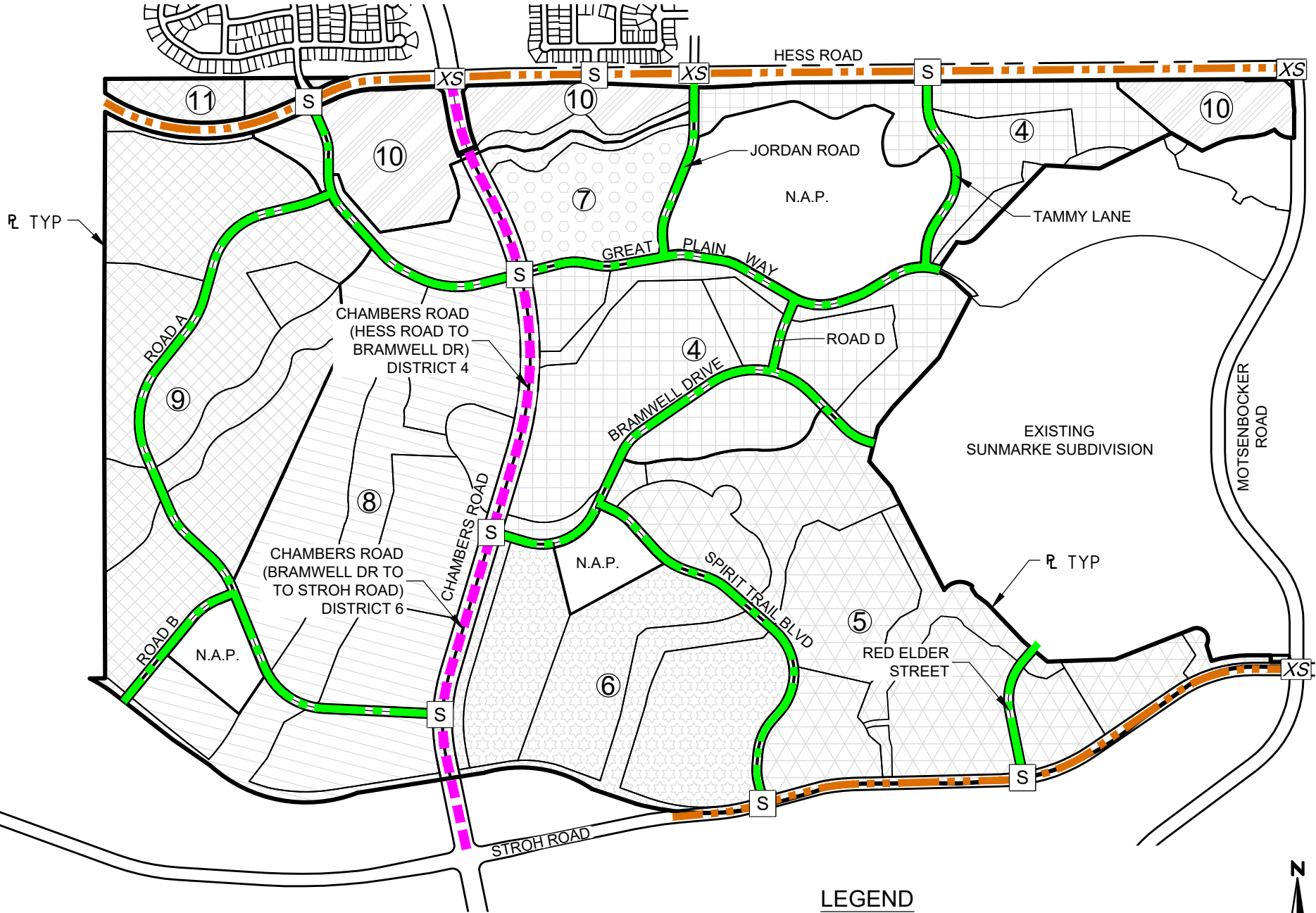
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

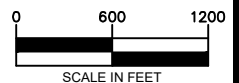
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- XS EXISTING SIGNAL
- S PROPOSED SIGNAL



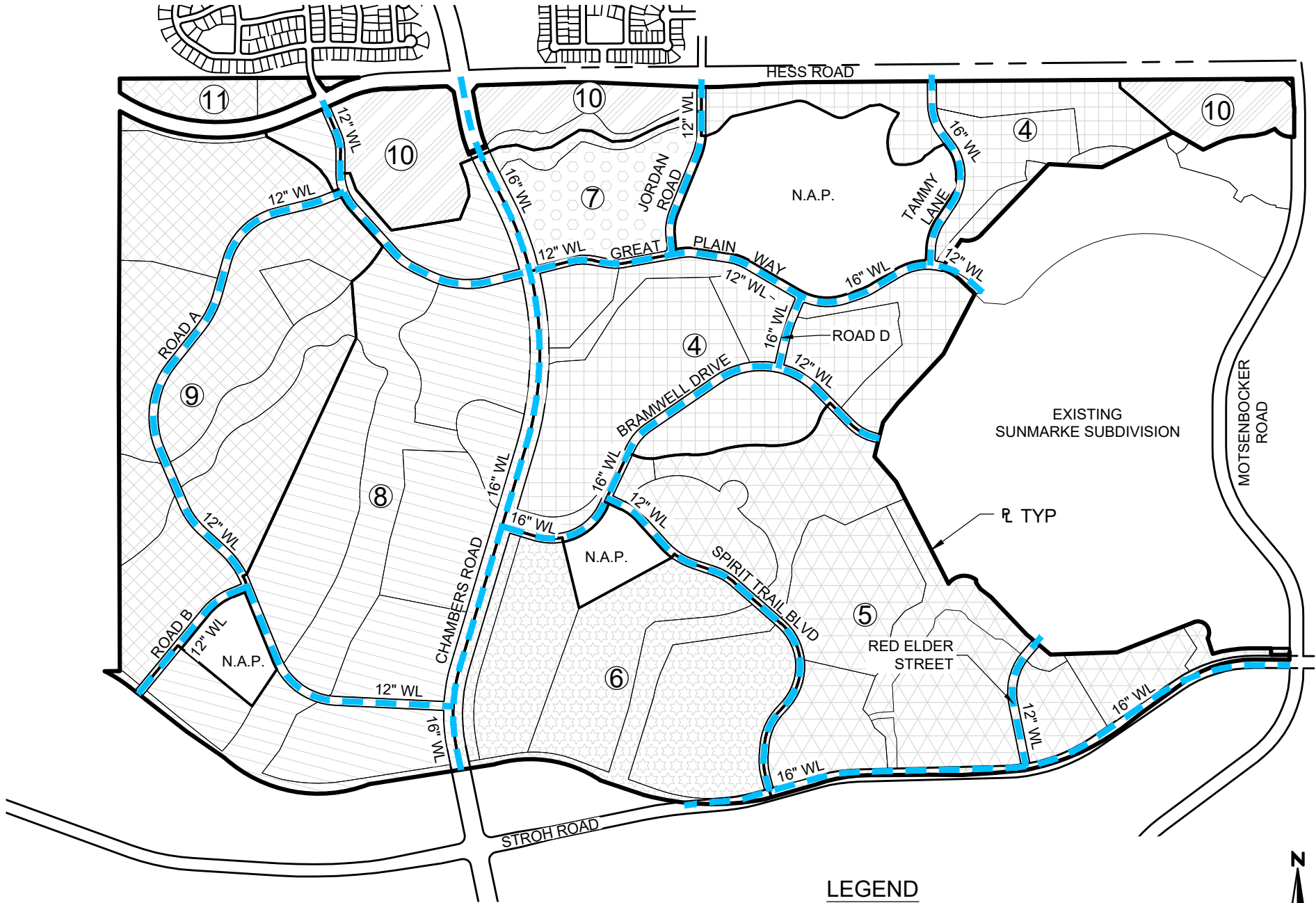
SHEET

1

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN ROADWAY SYSTEM

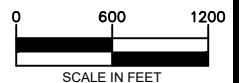
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

— WATERLINE (SIZE AS NOTED)

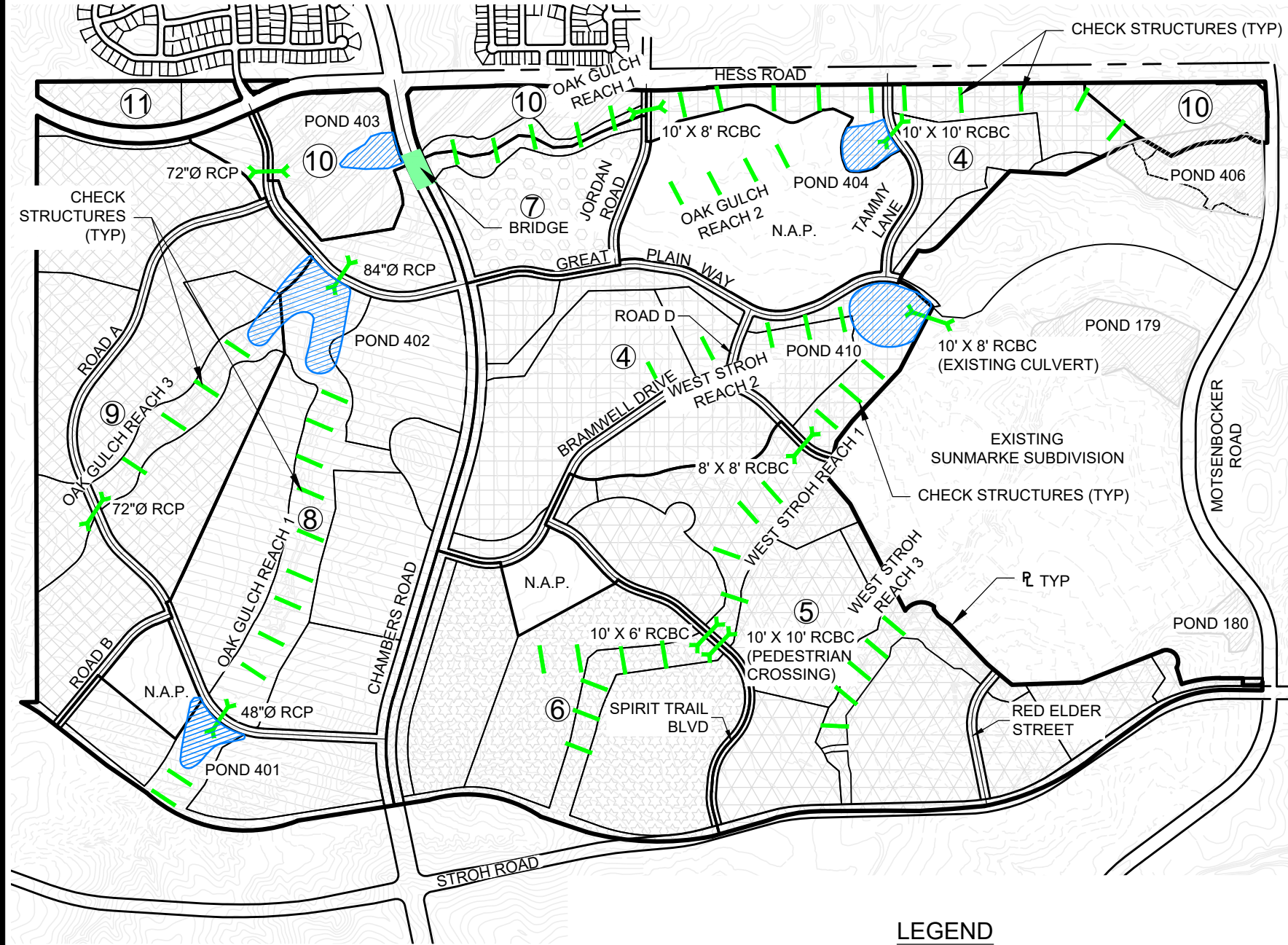


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

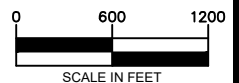




LEGEND

72"Ø RCP

CULVERT
CHECK STRUCTURE -
CHANNEL IMPROVEMENT



SHEET

3

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



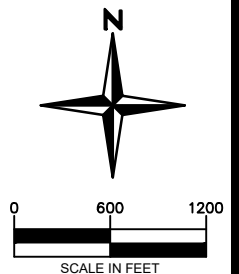
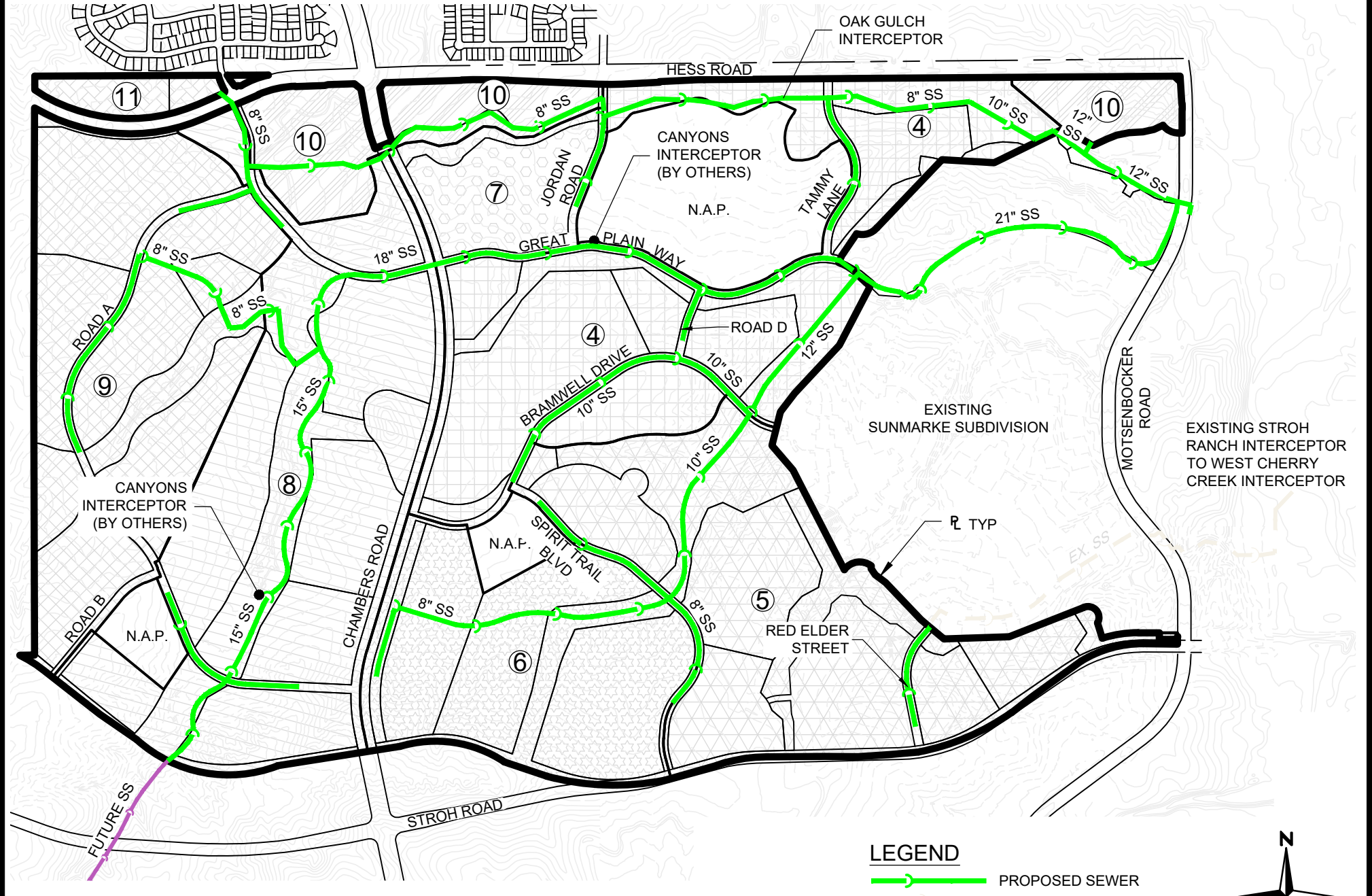


EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	<<<<<< Residential >>>>>>						< Platted/Developed Lots >	
	Mkt Value		As'ed Value		As'ed Value		Total	
	Total Res'l Units	Reasses'mt @ 4.0%	Cumulative Market Value	@ 7.15% of Market (2-yr lag)	Cumulative Market Value	@ 29.00% of Market (2-yr lag)	Assessed Value	
2019	0		0		0			
2020	0		0		0			
2021	0		0	0	13,255,000	0		0
2022	258	0	140,663,120	0	23,980,000	0		0
2023	458		400,230,352	0	24,140,000	3,843,950		3,843,950
2024	452	16,009,214	682,764,672	10,057,413	10,000,000	6,954,200		17,011,613
2025	176		795,380,914	28,616,470	9,110,000	7,000,600		35,617,070
2026	162	31,815,237	931,841,415	48,817,674	1,430,000	2,900,000		51,717,674
2027	26		948,596,144	56,869,735	0	2,641,900		59,511,635
2028	0	37,943,846	986,539,990	66,626,661	0	414,700		67,041,361
2029	0		986,539,990	67,824,624	0	0		67,824,624
2030	0	39,461,600	1,026,001,590	70,537,609	0	0		70,537,609
2031	0		1,026,001,590	70,537,609	0	0		70,537,609
2032	0	41,040,064	1,067,041,653	73,359,114	0	0		73,359,114
2033	0		1,067,041,653	73,359,114	0	0		73,359,114
2034	0	42,681,666	1,109,723,319	76,293,478	0	0		76,293,478
2035	0		1,109,723,319	76,293,478	0	0		76,293,478
2036	0	44,388,933	1,154,112,252	79,345,217	0	0		79,345,217
2037	0		1,154,112,252	79,345,217	0	0		79,345,217
2038	0	46,164,490	1,200,276,742	82,519,026	0	0		82,519,026
2039	0		1,200,276,742	82,519,026	0	0		82,519,026
2040		48,011,070	1,248,287,812	85,819,787		0		85,819,787
2041			1,248,287,812	85,819,787		0		85,819,787
2042		49,931,512	1,298,219,324	89,252,579		0		89,252,579
2043			1,298,219,324	89,252,579		0		89,252,579
2044		51,928,773	1,350,148,097	92,822,682		0		92,822,682
2045			1,350,148,097	92,822,682		0		92,822,682
2046		54,005,924	1,404,154,021	96,535,589		0		96,535,589
2047			1,404,154,021	96,535,589		0		96,535,589
2048		56,166,161	1,460,320,182	100,397,013		0		100,397,013
2049			1,460,320,182	100,397,013		0		100,397,013
2050		58,412,807	1,518,732,989	104,412,893		0		104,412,893
2051			1,518,732,989	104,412,893		0		104,412,893
2052		60,749,320	1,579,482,309	108,589,409		0		108,589,409
2053			1,579,482,309	108,589,409		0		108,589,409
2054		63,179,292	1,642,661,601	112,932,985		0		112,932,985
2055			1,642,661,601	112,932,985		0		112,932,985
2056		65,706,464	1,708,368,065	117,450,305		0		117,450,305
2057			1,708,368,065	117,450,305		0		117,450,305
2058		68,334,723	1,776,702,788	122,148,317		0		122,148,317
2059			1,776,702,788	122,148,317		0		122,148,317
2060		71,068,112	1,847,770,900	127,034,249		0		127,034,249
2061			1,847,770,900	127,034,249		0		127,034,249
2062		73,910,836	1,921,681,736	132,115,619				132,115,619
	1,532	1,020,910,042						

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2019											
2020											
2021	0										
2022	0	57.000	0	0	5.000	0	0	5.000	0	0	0
2023	3,843,950	57.000	214,723	12,883	5.000	18,835	1,130	5.000	18,835	1,130	267,537
2024	17,011,613	57.000	950,269	57,016	5.000	83,357	5,001	5.000	83,357	5,001	1,184,001
2025	35,617,070	57.000	1,989,570	119,374	5.000	174,524	10,471	5.000	174,524	10,471	2,478,934
2026	51,717,674	57.000	2,888,949	173,337	5.000	253,417	15,205	5.000	253,417	15,205	3,599,529
2027	59,511,635	57.000	3,324,320	199,459	5.000	291,607	17,496	5.000	291,607	17,496	4,141,986
2028	67,041,361	57.000	3,744,930	224,696	5.000	328,503	19,710	5.000	328,503	19,710	4,666,052
2029	67,824,624	57.000	3,788,684	227,321	5.000	332,341	19,940	5.000	332,341	19,940	4,720,567
2030	70,537,609	57.000	3,940,231	236,414	5.000	345,634	20,738	5.000	345,634	20,738	4,909,389
2031	70,537,609	57.000	3,940,231	236,414	5.000	345,634	20,738	5.000	345,634	20,738	4,909,389
2032	73,359,114	57.000	4,097,840	245,870	5.000	359,460	21,568	5.000	359,460	21,568	5,105,765
2033	73,359,114	57.000	4,097,840	245,870	5.000	359,460	21,568	5.000	359,460	21,568	5,105,765
2034	76,293,478	57.000	4,261,754	255,705	5.000	373,838	22,430	5.000	373,838	22,430	5,309,996
2035	76,293,478	57.000	4,261,754	255,705	5.000	373,838	22,430	5.000	373,838	22,430	5,309,996
2036	79,345,217	57.000	4,432,224	265,933	5.000	388,792	23,327	5.000	388,792	23,327	5,522,395
2037	79,345,217	57.000	4,432,224	265,933	5.000	388,792	23,327	5.000	388,792	23,327	5,522,395
2038	82,519,026	57.000	4,609,513	276,571	5.000	404,343	24,261	5.000	404,343	24,261	5,743,291
2039	82,519,026	57.000	4,609,513	276,571	5.000	404,343	24,261	5.000	404,343	24,261	5,743,291
2040	85,819,787	57.000	4,793,893	287,634	5.000	420,517	25,231	5.000	420,517	25,231	5,973,023
2041	85,819,787	57.000	4,793,893	287,634	5.000	420,517	25,231	5.000	420,517	25,231	5,973,023
2042	89,252,579	57.000	4,985,649	299,139	5.000	437,338	26,240	5.000	437,338	26,240	6,211,944
2043	89,252,579	57.000	4,985,649	299,139	5.000	437,338	26,240	5.000	437,338	26,240	6,211,944
2044	92,822,682	57.000	5,185,075	311,104	5.000	454,831	27,290	5.000	454,831	27,290	6,460,422
2045	92,822,682	57.000	5,185,075	311,104	5.000	454,831	27,290	5.000	454,831	27,290	6,460,422
2046	96,535,589	57.000	5,392,478	323,549	5.000	473,024	28,381	5.000	473,024	28,381	6,718,838
2047	96,535,589	57.000	5,392,478	323,549	5.000	473,024	28,381	5.000	473,024	28,381	6,718,838
2048	100,397,013	57.000	5,608,177	336,491	5.000	491,945	29,517	5.000	491,945	29,517	6,987,592
2049	100,397,013	57.000	5,608,177	336,491	5.000	491,945	29,517	5.000	491,945	29,517	6,987,592
2050	104,412,893	57.000	5,832,504	349,950	5.000	511,623	30,697	5.000	511,623	30,697	7,267,096
2051	104,412,893	57.000	5,832,504	349,950	5.000	511,623	30,697	5.000	511,623	30,697	7,267,096
2052	108,589,409	57.000	6,065,804	363,948	5.000	532,088	31,925	5.000	532,088	31,925	7,557,779
2053	108,589,409	57.000	6,065,804	363,948	5.000	532,088	31,925	5.000	532,088	31,925	7,557,779
2054	112,932,985	57.000	6,308,437	378,506	5.000	553,372	33,202	5.000	553,372	33,202	7,860,091
2055	112,932,985	57.000	6,308,437	378,506	5.000	553,372	33,202	5.000	553,372	33,202	7,860,091
2056	117,450,305	57.000	6,560,774	393,646	5.000	575,506	34,530	5.000	575,506	34,530	8,174,494
2057	117,450,305	57.000	6,560,774	393,646	5.000	575,506	34,530	5.000	575,506	34,530	8,174,494
2058	122,148,317	57.000	6,823,205	409,392	5.000	598,527	35,912	5.000	598,527	35,912	8,501,474
2059	122,148,317	57.000	6,823,205	409,392	5.000	598,527	35,912	5.000	598,527	35,912	8,501,474
2060	127,034,249	57.000	7,096,133	425,768	5.000	622,468	37,348	5.000	622,468	37,348	8,841,533
2061	127,034,249	57.000	7,096,133	425,768	5.000	622,468	37,348	5.000	622,468	37,348	8,841,533
2062	132,115,619	57.000	7,379,978	442,799	5.000	647,367	38,842	5.000	647,367	38,842	9,195,194
			196,268,805	11,776,128		17,216,562	1,032,994		17,216,562	1,032,994	244,544,044

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2022 \$136,275,000 Par [Net \$112.557 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Town Cap. & Maint. Cum. Surplus Bal.
2019			n/a					
2020			n/a					
2021			n/a					
2022	0	\$0	0		0	3030%	27%	0%
2023	267,537	0	267,537	0	267,537	685%	17%	0%
2024	1,184,001	0	1,184,001	0	1,451,539	327%	14%	0%
2025	2,478,934	0	2,478,934	0	3,930,473	225%	12%	0%
2026	3,599,529	4,170,015	(570,486)	0	3,359,987	196%	12%	167%
2027	4,141,986	4,170,015	(28,029)	0	3,331,958	174%	12%	179%
2028	4,666,052	4,665,015	1,037	0	3,332,995	171%	12%	172%
2029	4,720,567	4,719,868	699	0	3,333,694	165%	11%	171%
2030	4,909,389	4,907,579	1,810	0	3,335,504	164%	11%	168%
2031	4,909,389	4,909,017	372	0	3,335,877	157%	11%	168%
2032	5,105,765	5,104,690	1,075	0	3,336,952	156%	11%	165%
2033	5,105,765	5,103,631	2,134	0	3,339,085	149%	10%	166%
2034	5,309,996	5,306,654	3,342	0	3,342,427	148%	10%	163%
2035	5,309,996	5,307,486	2,510	0	3,344,937	141%	10%	163%
2036	5,522,395	5,522,094	301	0	3,345,238	140%	10%	161%
2037	5,522,395	5,518,899	3,496	0	3,348,734	133%	9%	161%
2038	5,743,291	5,739,327	3,964	0	3,352,699	131%	9%	159%
2039	5,743,291	5,741,493	1,798	0	3,354,497	124%	9%	159%
2040	5,973,023	5,971,823	1,200	0	3,355,697	122%	8%	156%
2041	5,973,023	5,968,279	4,744	0	3,360,441	116%	8%	156%
2042	6,211,944	6,207,746	4,198	0	3,364,638	113%	8%	154%
2043	6,211,944	6,207,727	4,217	0	3,368,855	107%	7%	154%
2044	6,460,422	6,460,260	162	0	3,369,017	104%	7%	152%
2045	6,460,422	6,457,542	2,880	0	3,371,896	97%	7%	152%
2046	6,718,838	6,717,070	1,768	0	3,373,664	94%	6%	150%
2047	6,718,838	6,715,735	3,103	0	3,376,768	88%	6%	150%
2048	6,987,592	6,986,187	1,405	0	3,378,173	84%	6%	148%
2049	6,987,592	6,985,011	2,581	0	3,380,754	78%	5%	148%
2050	7,267,096	7,265,163	1,933	0	3,382,686	74%	5%	147%
2051	7,267,096	7,262,922	4,174	0	3,386,860	68%	5%	147%
2052	7,557,779	7,556,550	1,229	0	3,388,089	64%	4%	145%
2053	7,557,779	7,556,867	912	0	3,389,002	57%	4%	145%
2054	7,860,091	7,857,441	2,650	0	3,391,651	53%	4%	143%
2055	7,860,091	7,858,939	1,152	0	3,392,803	46%	3%	143%
2056	8,174,494	8,170,082	4,412	0	3,397,215	42%	3%	142%
2057	8,174,494	8,171,231	3,263	0	3,400,478	35%	2%	142%
2058	8,501,474	8,501,413	61	0	3,400,539	30%	2%	140%
2059	8,501,474	8,500,377	1,097	0	3,401,636	24%	2%	140%
2060	8,841,533	8,837,762	3,771	0	3,405,407	18%	1%	139%
2061	8,841,533	8,838,011	3,522	0	3,408,929	12%	1%	139%
2062	9,195,194	9,193,857	1,337	3,410,266	0	0%	0%	100%
	244,544,044	241,133,778	3,410,266	3,410,266				

[CMar320 22nrspC]

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'ns Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M	Total Mills
2019						
2020						
2021						
2022	0	10.000	0	0	0	77.000
2023	3,843,950	10.000	37,671	2,260	39,931	77.000
2024	17,011,613	10.000	166,714	10,003	176,717	77.000
2025	35,617,070	10.000	349,047	20,943	369,990	77.000
2026	51,717,674	10.000	506,833	30,410	537,243	77.000
2027	59,511,635	10.000	583,214	34,993	618,207	77.000
2028	67,041,361	10.000	657,005	39,420	696,426	77.000
2029	67,824,624	10.000	664,681	39,881	704,562	77.000
2030	70,537,609	10.000	691,269	41,476	732,745	77.000
2031	70,537,609	10.000	691,269	41,476	732,745	77.000
2032	73,359,114	10.000	718,919	43,135	762,054	77.000
2033	73,359,114	10.000	718,919	43,135	762,054	77.000
2034	76,293,478	10.000	747,676	44,861	792,537	77.000
2035	76,293,478	10.000	747,676	44,861	792,537	77.000
2036	79,345,217	10.000	777,583	46,655	824,238	77.000
2037	79,345,217	10.000	777,583	46,655	824,238	77.000
2038	82,519,026	10.000	808,686	48,521	857,208	77.000
2039	82,519,026	10.000	808,686	48,521	857,208	77.000
2040	85,819,787	10.000	841,034	50,462	891,496	77.000
2041	85,819,787	10.000	841,034	50,462	891,496	77.000
2042	89,252,579	10.000	874,675	52,481	927,156	77.000
2043	89,252,579	10.000	874,675	52,481	927,156	77.000
2044	92,822,682	10.000	909,662	54,580	964,242	77.000
2045	92,822,682	10.000	909,662	54,580	964,242	77.000
2046	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2047	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2048	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2049	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2050	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2051	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2052	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2053	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2054	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2055	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2056	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2057	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2058	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2059	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2060	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2061	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2062	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
			34,433,124	2,065,987	36,499,111	

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Summary

Development Projection -- Buildout Plan (updated 12/10/19)



Residential Development

Product Type	SFD 45'	SFD 50'	SFD 60'	SFD 70'	Duplex 35'	Duplex 40'	Townhomes
Base \$ ('19)	\$525,000	\$550,000	\$650,000	\$800,000	\$425,000	\$450,000	\$450,000

Res'l Totals

2020	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-
2022	50	50	25	12	60	50	11	258
2023	120	100	65	12	100	50	11	458
2024	124	140	65	12	100	-	11	452
2025	-	140	13	12	-	-	11	176
2026	-	140	-	12	-	-	10	162
2027	-	26	-	-	-	-	-	26
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
	294	596	168	60	260	100	54	1,532

MV @ Full Buildout
(base prices;un-infl.)

\$154,350,000 \$327,800,000 \$109,200,000 \$48,000,000 \$110,500,000 \$45,000,000 \$24,300,000

\$819,150,000

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2022
Delivery Date	12/01/2022

Sources:

Bond Proceeds:	
Par Amount	136,275,000.00 **
	136,275,000.00

Uses:

Project Fund Deposits:	
Project Fund	112,557,396.19
Other Fund Deposits:	
Capitalized Interest Fund	12,510,045.00
Debt Service Reserve Fund	8,182,058.81
	20,692,103.81
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,725,500.00
	136,275,000.00

****Debt Limit: \$170,343,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2062:					
	12/01/2028	495,000	3.060%	3.060%	100.000
	12/01/2029	565,000	3.060%	3.060%	100.000
	12/01/2030	770,000	3.060%	3.060%	100.000
	12/01/2031	795,000	3.060%	3.060%	100.000
	12/01/2032	1,015,000	3.060%	3.060%	100.000
	12/01/2033	1,045,000	3.060%	3.060%	100.000
	12/01/2034	1,280,000	3.060%	3.060%	100.000
	12/01/2035	1,320,000	3.060%	3.060%	100.000
	12/01/2036	1,575,000	3.060%	3.060%	100.000
	12/01/2037	1,620,000	3.060%	3.060%	100.000
	12/01/2038	1,890,000	3.060%	3.060%	100.000
	12/01/2039	1,950,000	3.060%	3.060%	100.000
	12/01/2040	2,240,000	3.060%	3.060%	100.000
	12/01/2041	2,305,000	3.060%	3.060%	100.000
	12/01/2042	2,615,000	3.060%	3.060%	100.000
	12/01/2043	2,695,000	3.060%	3.060%	100.000
	12/01/2044	3,030,000	3.060%	3.060%	100.000
	12/01/2045	3,120,000	3.060%	3.060%	100.000
	12/01/2046	3,475,000	3.060%	3.060%	100.000
	12/01/2047	3,580,000	3.060%	3.060%	100.000
	12/01/2048	3,960,000	3.060%	3.060%	100.000
	12/01/2049	4,080,000	3.060%	3.060%	100.000
	12/01/2050	4,485,000	3.060%	3.060%	100.000
	12/01/2051	4,620,000	3.060%	3.060%	100.000
	12/01/2052	5,055,000	3.060%	3.060%	100.000
	12/01/2053	5,210,000	3.060%	3.060%	100.000
	12/01/2054	5,670,000	3.060%	3.060%	100.000
	12/01/2055	5,845,000	3.060%	3.060%	100.000
	12/01/2056	6,335,000	3.060%	3.060%	100.000
	12/01/2057	6,530,000	3.060%	3.060%	100.000
	12/01/2058	7,060,000	3.060%	3.060%	100.000
	12/01/2059	7,275,000	3.060%	3.060%	100.000
	12/01/2060	7,835,000	3.060%	3.060%	100.000
	12/01/2061	8,075,000	3.060%	3.060%	100.000
	12/01/2062	16,860,000	3.060%	3.060%	100.000
		136,275,000			

Dated Date	12/01/2022	
Delivery Date	12/01/2022	
First Coupon	06/01/2023	
Par Amount	136,275,000.00	
Original Issue Discount		
Production	136,275,000.00	100.000000%
Underwriter's Discount	-2,725,500.00	-2.000000%
Purchase Price	133,549,500.00	98.000000%
Accrued Interest		
Net Proceeds	133,549,500.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2022
Delivery Date	12/01/2022
First Coupon	06/01/2023
Last Maturity	12/01/2062
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.166166%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.178037%
Average Coupon	3.060000%
Average Life (years)	30.108
Weighted Average Maturity (years)	30.108
Duration of Issue (years)	19.253
Par Amount	136,275,000.00
Bond Proceeds	136,275,000.00
Total Interest	125,550,882.00
Net Interest	128,276,382.00
Bond Years from Dated Date	4,102,970,000.00
Bond Years from Delivery Date	4,102,970,000.00
Total Debt Service	261,825,882.00
Maximum Annual Debt Service	17,375,916.00
Average Annual Debt Service	6,545,647.05
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2062	136,275,000.00	100.000	3.060%	30.108	01/08/2053	313,432.50
	136,275,000.00			30.108		313,432.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	136,275,000.00	136,275,000.00	136,275,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,725,500.00	-2,725,500.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	133,549,500.00	133,249,500.00	136,275,000.00
Target Date	12/01/2022	12/01/2022	12/01/2022
Yield	3.166166%	3.178037%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2023			2,085,007.50	2,085,007.50	
12/01/2023			2,085,007.50	2,085,007.50	4,170,015
06/01/2024			2,085,007.50	2,085,007.50	
12/01/2024			2,085,007.50	2,085,007.50	4,170,015
06/01/2025			2,085,007.50	2,085,007.50	
12/01/2025			2,085,007.50	2,085,007.50	4,170,015
06/01/2026			2,085,007.50	2,085,007.50	
12/01/2026			2,085,007.50	2,085,007.50	4,170,015
06/01/2027			2,085,007.50	2,085,007.50	
12/01/2027			2,085,007.50	2,085,007.50	4,170,015
06/01/2028			2,085,007.50	2,085,007.50	
12/01/2028	495,000	3.060%	2,085,007.50	2,580,007.50	4,665,015
06/01/2029			2,077,434.00	2,077,434.00	
12/01/2029	565,000	3.060%	2,077,434.00	2,642,434.00	4,719,868
06/01/2030			2,068,789.50	2,068,789.50	
12/01/2030	770,000	3.060%	2,068,789.50	2,838,789.50	4,907,579
06/01/2031			2,057,008.50	2,057,008.50	
12/01/2031	795,000	3.060%	2,057,008.50	2,852,008.50	4,909,017
06/01/2032			2,044,845.00	2,044,845.00	
12/01/2032	1,015,000	3.060%	2,044,845.00	3,059,845.00	5,104,690
06/01/2033			2,029,315.50	2,029,315.50	
12/01/2033	1,045,000	3.060%	2,029,315.50	3,074,315.50	5,103,631
06/01/2034			2,013,327.00	2,013,327.00	
12/01/2034	1,280,000	3.060%	2,013,327.00	3,293,327.00	5,306,654
06/01/2035			1,993,743.00	1,993,743.00	
12/01/2035	1,320,000	3.060%	1,993,743.00	3,313,743.00	5,307,486
06/01/2036			1,973,547.00	1,973,547.00	
12/01/2036	1,575,000	3.060%	1,973,547.00	3,548,547.00	5,522,094
06/01/2037			1,949,449.50	1,949,449.50	
12/01/2037	1,620,000	3.060%	1,949,449.50	3,569,449.50	5,518,899
06/01/2038			1,924,663.50	1,924,663.50	
12/01/2038	1,890,000	3.060%	1,924,663.50	3,814,663.50	5,739,327
06/01/2039			1,895,746.50	1,895,746.50	
12/01/2039	1,950,000	3.060%	1,895,746.50	3,845,746.50	5,741,493
06/01/2040			1,865,911.50	1,865,911.50	
12/01/2040	2,240,000	3.060%	1,865,911.50	4,105,911.50	5,971,823
06/01/2041			1,831,639.50	1,831,639.50	
12/01/2041	2,305,000	3.060%	1,831,639.50	4,136,639.50	5,968,279
06/01/2042			1,796,373.00	1,796,373.00	
12/01/2042	2,615,000	3.060%	1,796,373.00	4,411,373.00	6,207,746
06/01/2043			1,756,363.50	1,756,363.50	
12/01/2043	2,695,000	3.060%	1,756,363.50	4,451,363.50	6,207,727
06/01/2044			1,715,130.00	1,715,130.00	
12/01/2044	3,030,000	3.060%	1,715,130.00	4,745,130.00	6,460,260
06/01/2045			1,668,771.00	1,668,771.00	
12/01/2045	3,120,000	3.060%	1,668,771.00	4,788,771.00	6,457,542
06/01/2046			1,621,035.00	1,621,035.00	
12/01/2046	3,475,000	3.060%	1,621,035.00	5,096,035.00	6,717,070
06/01/2047			1,567,867.50	1,567,867.50	
12/01/2047	3,580,000	3.060%	1,567,867.50	5,147,867.50	6,715,735
06/01/2048			1,513,093.50	1,513,093.50	
12/01/2048	3,960,000	3.060%	1,513,093.50	5,473,093.50	6,986,187
06/01/2049			1,452,505.50	1,452,505.50	
12/01/2049	4,080,000	3.060%	1,452,505.50	5,532,505.50	6,985,011
06/01/2050			1,390,081.50	1,390,081.50	
12/01/2050	4,485,000	3.060%	1,390,081.50	5,875,081.50	7,265,163
06/01/2051			1,321,461.00	1,321,461.00	
12/01/2051	4,620,000	3.060%	1,321,461.00	5,941,461.00	7,262,922
06/01/2052			1,250,775.00	1,250,775.00	
12/01/2052	5,055,000	3.060%	1,250,775.00	6,305,775.00	7,556,550
06/01/2053			1,173,433.50	1,173,433.50	
12/01/2053	5,210,000	3.060%	1,173,433.50	6,383,433.50	7,556,867
06/01/2054			1,093,720.50	1,093,720.50	
12/01/2054	5,670,000	3.060%	1,093,720.50	6,763,720.50	7,857,441
06/01/2055			1,006,969.50	1,006,969.50	
12/01/2055	5,845,000	3.060%	1,006,969.50	6,851,969.50	7,858,939
06/01/2056			917,541.00	917,541.00	
12/01/2056	6,335,000	3.060%	917,541.00	7,252,541.00	8,170,082
06/01/2057			820,615.50	820,615.50	
12/01/2057	6,530,000	3.060%	820,615.50	7,350,615.50	8,171,231

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

GENERAL OBLIGATION BONDS, SERIES 2022

57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills

Non-Rated, 100x, 2062 Final Maturity

(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2058			720,706.50	720,706.50	
12/01/2058	7,060,000	3.060%	720,706.50	7,780,706.50	8,501,413
06/01/2059			612,688.50	612,688.50	
12/01/2059	7,275,000	3.060%	612,688.50	7,887,688.50	8,500,377
06/01/2060			501,381.00	501,381.00	
12/01/2060	7,835,000	3.060%	501,381.00	8,336,381.00	8,837,762
06/01/2061			381,505.50	381,505.50	
12/01/2061	8,075,000	3.060%	381,505.50	8,456,505.50	8,838,011
06/01/2062			257,958.00	257,958.00	
12/01/2062	16,860,000	3.060%	257,958.00	17,117,958.00	17,375,916
	136,275,000		125,550,882.00	261,825,882.00	261,825,882

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2023		4,170,015	4,170,015		4,170,015	
12/01/2024		4,170,015	4,170,015		4,170,015	
12/01/2025		4,170,015	4,170,015		4,170,015	
12/01/2026		4,170,015	4,170,015			4,170,015.00
12/01/2027		4,170,015	4,170,015			4,170,015.00
12/01/2028	495,000	4,170,015	4,665,015			4,665,015.00
12/01/2029	565,000	4,154,868	4,719,868			4,719,868.00
12/01/2030	770,000	4,137,579	4,907,579			4,907,579.00
12/01/2031	795,000	4,114,017	4,909,017			4,909,017.00
12/01/2032	1,015,000	4,089,690	5,104,690			5,104,690.00
12/01/2033	1,045,000	4,058,631	5,103,631			5,103,631.00
12/01/2034	1,280,000	4,026,654	5,306,654			5,306,654.00
12/01/2035	1,320,000	3,987,486	5,307,486			5,307,486.00
12/01/2036	1,575,000	3,947,094	5,522,094			5,522,094.00
12/01/2037	1,620,000	3,898,899	5,518,899			5,518,899.00
12/01/2038	1,890,000	3,849,327	5,739,327			5,739,327.00
12/01/2039	1,950,000	3,791,493	5,741,493			5,741,493.00
12/01/2040	2,240,000	3,731,823	5,971,823			5,971,823.00
12/01/2041	2,305,000	3,663,279	5,968,279			5,968,279.00
12/01/2042	2,615,000	3,592,746	6,207,746			6,207,746.00
12/01/2043	2,695,000	3,512,727	6,207,727			6,207,727.00
12/01/2044	3,030,000	3,430,260	6,460,260			6,460,260.00
12/01/2045	3,120,000	3,337,542	6,457,542			6,457,542.00
12/01/2046	3,475,000	3,242,070	6,717,070			6,717,070.00
12/01/2047	3,580,000	3,135,735	6,715,735			6,715,735.00
12/01/2048	3,960,000	3,026,187	6,986,187			6,986,187.00
12/01/2049	4,080,000	2,905,011	6,985,011			6,985,011.00
12/01/2050	4,485,000	2,780,163	7,265,163			7,265,163.00
12/01/2051	4,620,000	2,642,922	7,262,922			7,262,922.00
12/01/2052	5,055,000	2,501,550	7,556,550			7,556,550.00
12/01/2053	5,210,000	2,346,867	7,556,867			7,556,867.00
12/01/2054	5,670,000	2,187,441	7,857,441			7,857,441.00
12/01/2055	5,845,000	2,013,939	7,858,939			7,858,939.00
12/01/2056	6,335,000	1,835,082	8,170,082			8,170,082.00
12/01/2057	6,530,000	1,641,231	8,171,231			8,171,231.00
12/01/2058	7,060,000	1,441,413	8,501,413			8,501,413.00
12/01/2059	7,275,000	1,225,377	8,500,377			8,500,377.00
12/01/2060	7,835,000	1,002,762	8,837,762			8,837,762.00
12/01/2061	8,075,000	763,011	8,838,011			8,838,011.00
12/01/2062	16,860,000	515,916	17,375,916	8,182,058.81		9,193,857.19
	136,275,000	125,550,882	261,825,882	8,182,058.81	12,510,045	241,133,778.19

EXHIBIT G

Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 5

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 5 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:1040768

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 5

To the Town Council:

This Indemnification Letter (the “Letter”) is delivered by the Cherry Creek South Metropolitan District No. 5 (the “District”) in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the “Service Plan”) for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the “Released Persons”) in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the “Owner”), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required

disclosures, and waives and releases the Town from any claims the District might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No. 5

By: _____
President

Attest:

By: _____
Secretary

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 5 Fund"). The monies in the Cherry Creek Metropolitan District No. 5 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 4 and 6, shall not issue Debt in excess of \$170,343,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 4 and 6. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 4 and 6 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 5**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 5

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

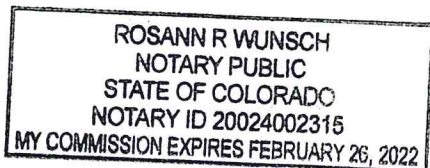
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.310, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 4 and 6, shall not issue Debt in excess of \$170,343,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 4 and 6. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 4 and 6 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 5**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By:

Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 5

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

RESOLUTION NO. 20-023, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 6 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

APPROVED: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts' Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	14
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	15
A.	General	15
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	17
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**Districts**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (“**District Nos. 7, 8, 9, and 11**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4-5 and 7-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4-5 and 7-11 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, District Nos. 4-6 shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth

in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 6: means Cherry Creek South Metropolitan District No. 6.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 4-6.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 124.811 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 515.765 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved

Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$170,343,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for,

except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the

then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$142,873,224.20. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions

of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. FINANCIAL PLAN

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$170,343,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$170,343,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the

Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in

any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District's organization. The District

shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;

8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;

10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;

11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and

12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE NORTH 16°48'03" EAST, A DISTANCE OF 803.78 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 48°41'52" EAST, A DISTANCE OF 563.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'23", AN ARC LENGTH OF 802.79 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 41°29'31" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°01'50", AN ARC LENGTH OF 329.62 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 04°27'41" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°38'40", AN ARC LENGTH OF 174.86 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 15°10'59" EAST, A DISTANCE OF 199.02 FEET TO THE SOUTHERLY BOUNDARY OF SAID CORRECTION SPECIAL WARRANTY DEED;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 74°13'58" WEST, A DISTANCE OF 63.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,408.42 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°00'39" WEST;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°57'29", AN ARC LENGTH OF 1,091.14 FEET;

3. NON-TANGENT TO SAID CURVE, NORTH 71°26'34" WEST, A DISTANCE OF 415.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,142.75 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 33°27'26" WEST;
4. THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'52", AN ARC LENGTH OF 999.85 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH 81°02'05" WEST, A DISTANCE OF 297.78 FEET;

THENCE DEPARTING THE SOUTHERLY BOUNDARY OF SAID CORRECTION SPECIAL WARRANTY DEED, NORTH 11°37'06" WEST, A DISTANCE OF 200.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,500.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'07", AN ARC LENGTH OF 741.38 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 16°42'01" EAST, A DISTANCE OF 755.59 FEET;

THENCE NORTH 16°42'01" EAST, A DISTANCE OF 557.90 FEET;

THENCE SOUTH 73°17'59" EAST, A DISTANCE OF 311.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 510.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'10", AN ARC LENGTH OF 243.77 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 10°41'09" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 13°44'26" EAST, A DISTANCE OF 611.10 FEET;

THENCE NORTH 61°28'01" EAST, A DISTANCE OF 946.72 FEET;

THENCE NORTH 36°36'15" EAST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°36'15" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'03", AN ARC LENGTH OF 188.33 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 71°22'48" EAST, A DISTANCE OF 204.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'56", AN ARC LENGTH OF 201.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 124.811 ACRES, (5,436,780 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

EXHIBIT C-1 DISTRICT BOUNDARY MAP

PARCEL C
CORRECTION SPECIAL WARRANTY DEED
REC. NO. 2011077256

SW 1/4 SEC. 33,
T.6S., R.66W., SIXTH P.M.

**POINT OF
BEGINNING**

DISTRICT 6
5,436,780 SF
124.811 AC

**POINT OF
COMMENCEMENT**
NW CORNER SEC. 4
T.7S., R.66W., SIXTH P.M.
FOUND REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED
"LS 6935"

NW 1/4 SEC. 4,
T.7S., R.66W.,
SIXTH P.M.

SE 1/4 SEC. 32,
T.6S., R.66W., SIXTH P.M.

NE 1/4 SEC. 5,
T.7S., R.66W., SIXTH P.M.

SOUTHERLY BOUNDARY - PARCEL C
CORRECTION SPECIAL WARRANTY DEED
REC. NO. 2011077256

PARCEL A
SECOND CORRECTED BARGAIN AND SALE DEED
REC. NO. 2016003933

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 6.DWG
DWG: TGS CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 500'



300 E. MINERAL AVENUE
SUITE 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6
DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 2 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°41'52"E	563.84'
L2	S41°29'31"W	100.00'
L3	S04°27'41"W	100.00'
L4	S15°10'59"E	199.02'
L5	S74°13'58"W	63.92'
L6	N71°26'34"W	415.03'
L7	S81°02'05"W	297.78'
L8	N11°37'06"W	200.69'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N16°42'01"E	755.59'
L10	N16°42'01"E	557.90'
L11	S73°17'59"E	311.69'
L12	S10°41'09"E	40.00'
L13	S13°44'26"E	611.10'
L14	N61°28'01"E	946.72'
L15	N36°36'15"E	40.00'
L16	S71°22'48"E	204.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°11'23"	510.00'	802.79'
C2	37°01'50"	510.00'	329.62'
C3	19°38'40"	510.00'	174.86'
C4	25°57'29"	2408.42'	1091.14'
C5	50°07'52"	1142.75'	999.85'
C6	28°19'07"	1500.00'	741.38'
C7	27°23'10"	510.00'	243.77'
C8	17°59'03"	600.00'	188.33'
C9	22°40'56"	510.00'	201.90'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 6.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: NA



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 2 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
			District No. 4 Total	\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

Stroh Road (Half-width Arterial)	5,010	LF		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

Bramwell Drive (Full width Residential Collector)	523	LF		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Spirit Trail Boulevard (Full width Residential Collector)	2,193	LF		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787
			District No. 5 Total	\$11,519,023

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
Sanitary Sewer Subtotal				\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
Storm Drainage Subtotal				\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Jordan Road (Full-width Residential Collector)</i>	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Secton II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
		District No. 7 Total		\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
District No. 8 Total				\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
Sub Total				\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
Sub Total				\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
Sub Total				\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
Sub Total				\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity		Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00

Total Cost **\$2,859,466.00**

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$1,745,508.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost **\$10,175,576.00**

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00
Total Cost					\$253,869.00

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$49,150.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00

Total Cost **\$424,603.00**

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$266,046.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost **\$952,320.00**

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00

Total Cost \$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00

Total Cost **\$419,141.00**

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$217,500.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost **\$679,170.00**

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

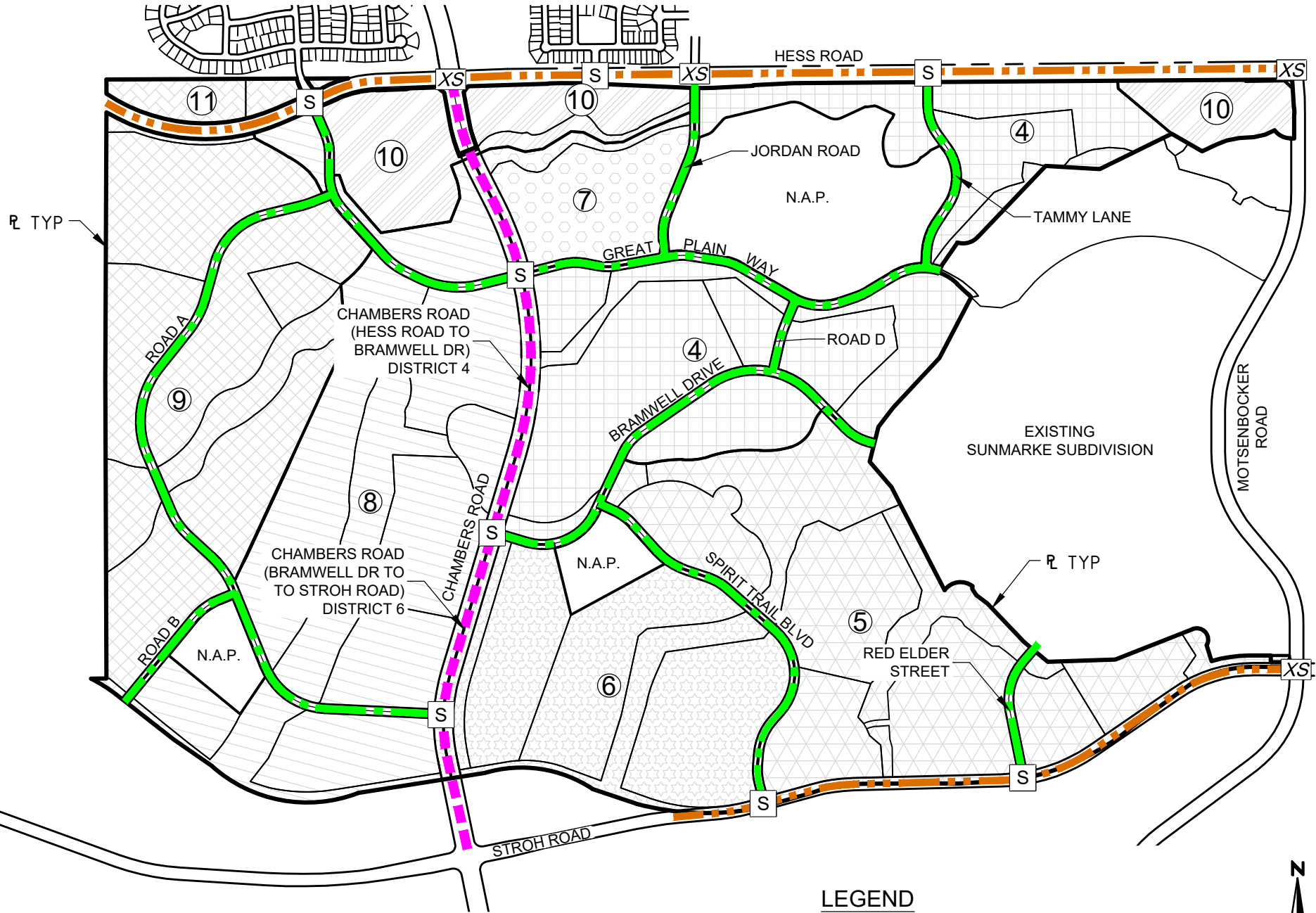
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

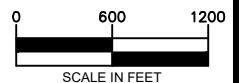
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- XS EXISTING SIGNAL
- S PROPOSED SIGNAL



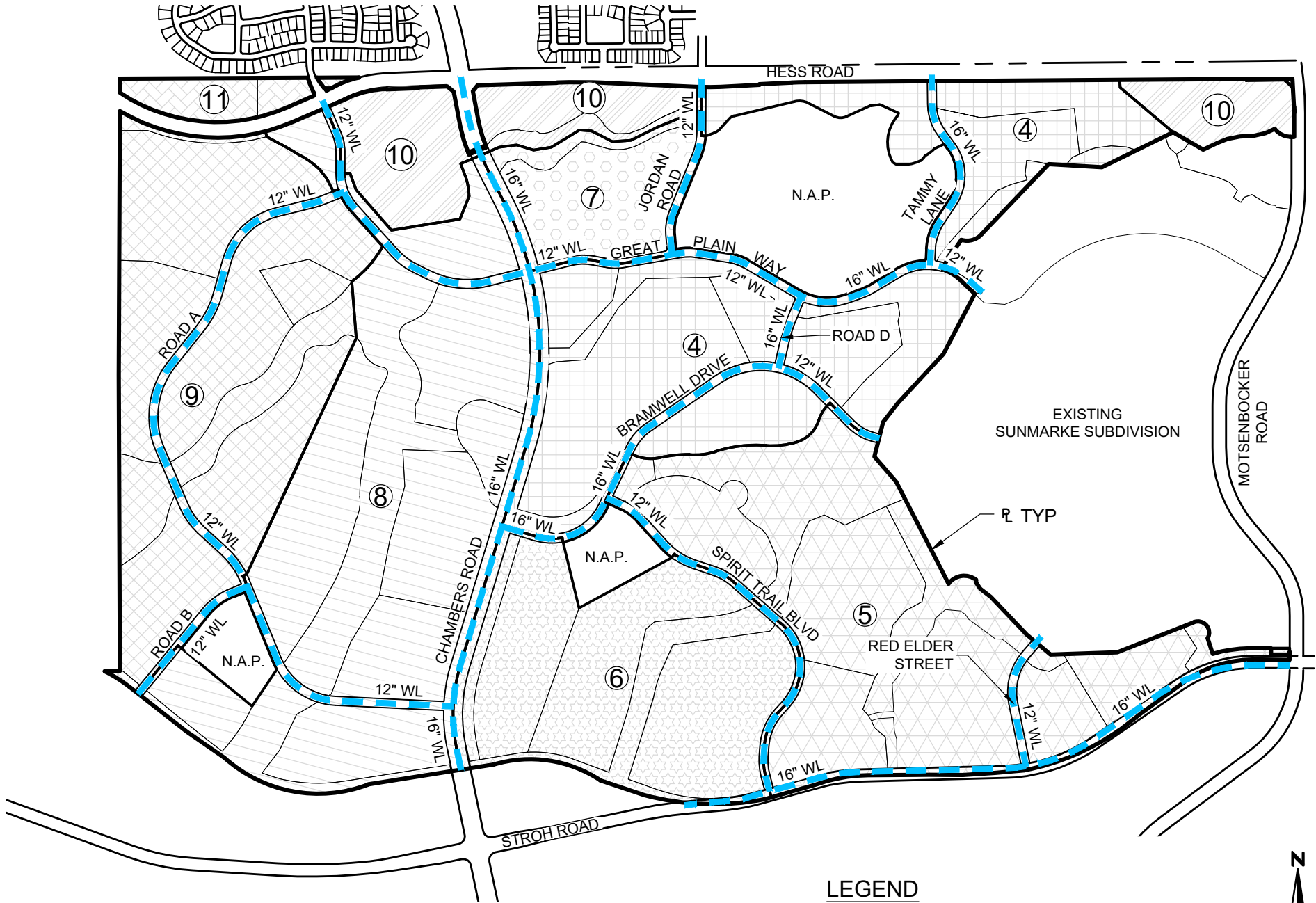
CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



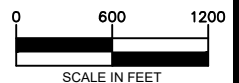
SHEET

1



LEGEND

— WATERLINE (SIZE AS NOTED)

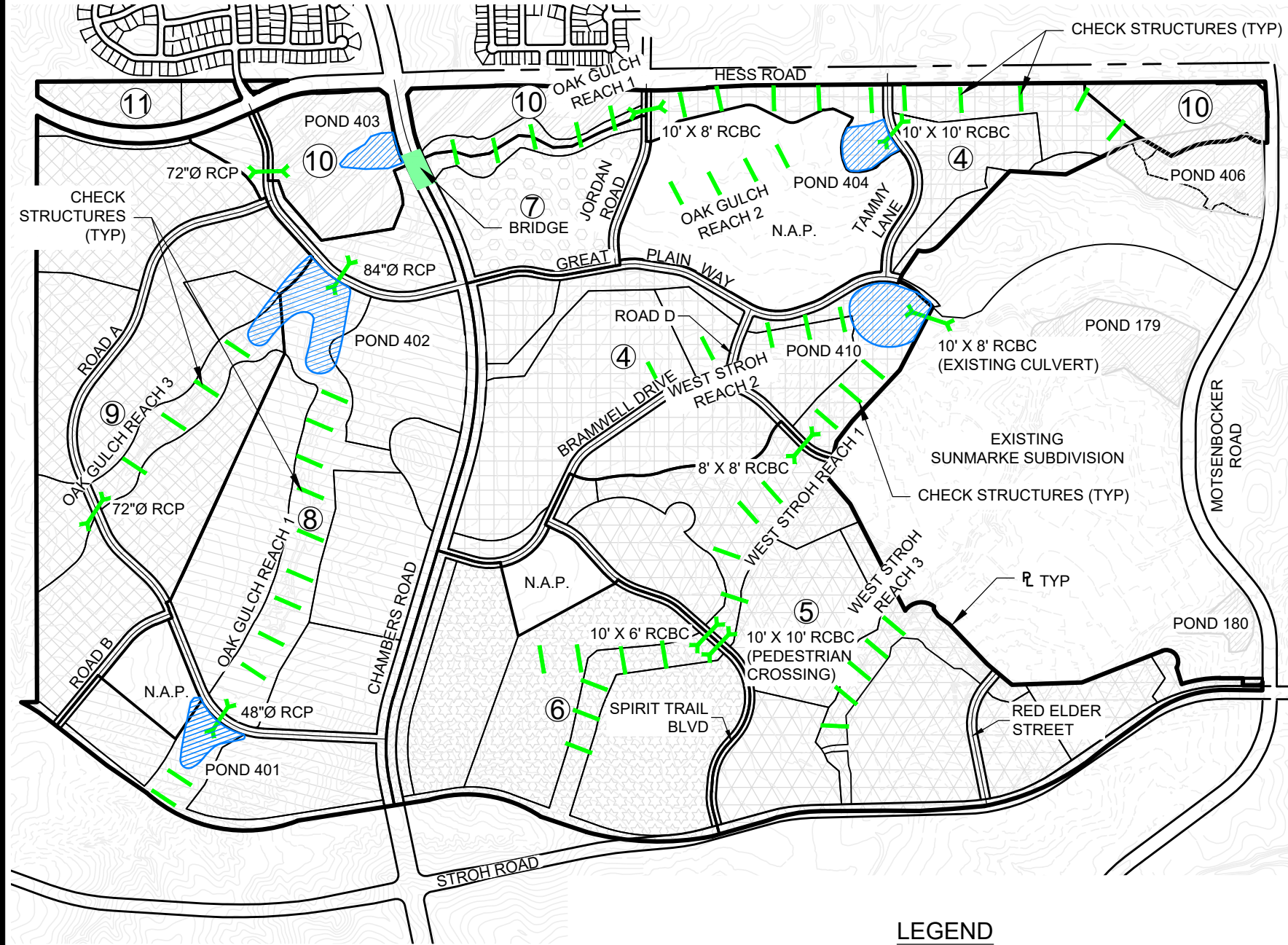


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

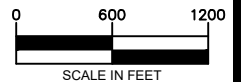




LEGEND

72"Ø RCP

CULVERT
CHECK STRUCTURE -
CHANNEL IMPROVEMENT

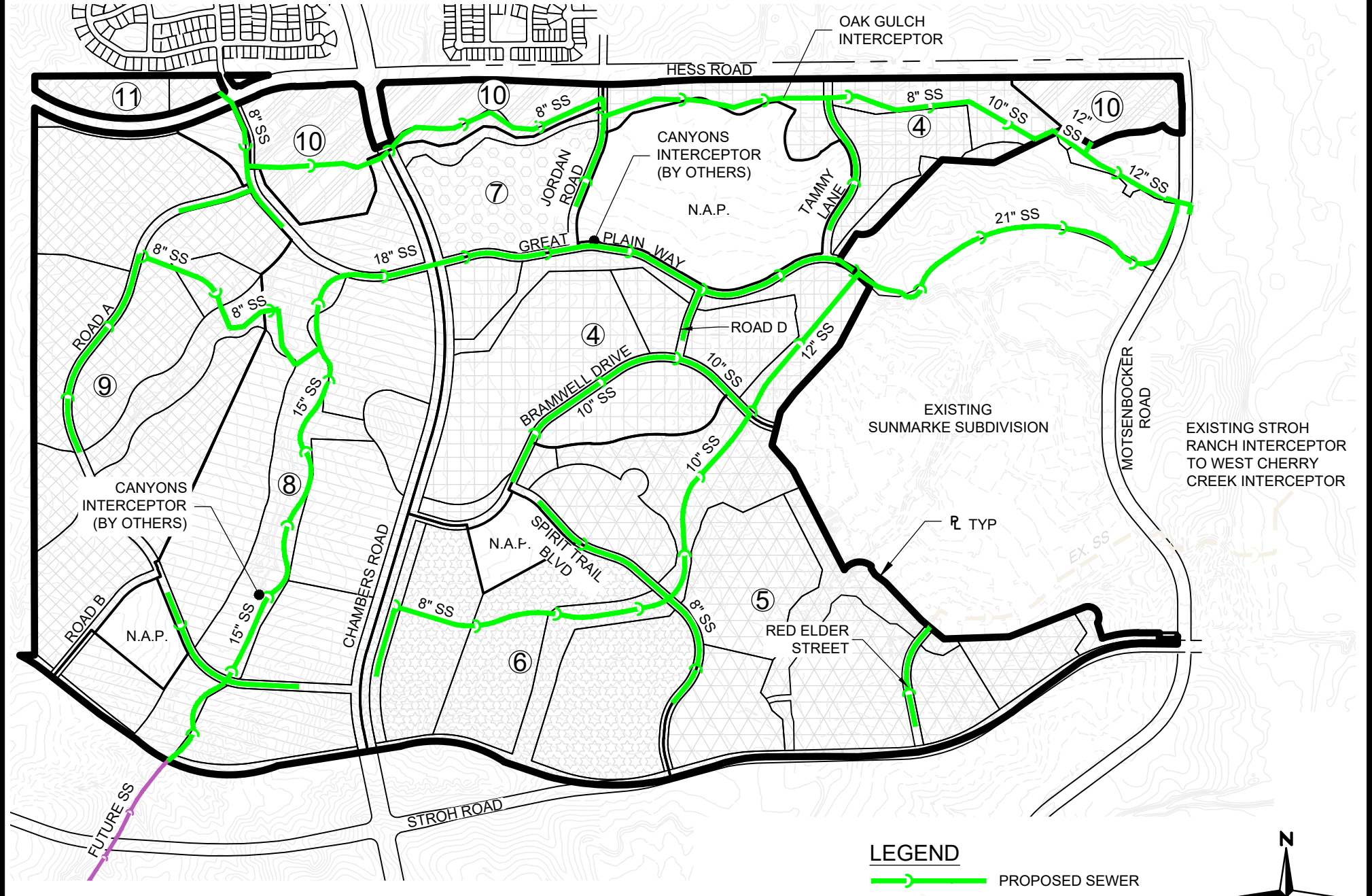


SHEET
3

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

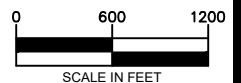
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



SHEET 4	CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN SANITARY SEWER SYSTEM		DATE 2-10-20 DRAWN WC CHECKED FT APPROVED FT PROJECT NO. 12023.D01	Redland WHERE GREAT PLACES BEGIN 1700 20th Street, Suite 100 Littleton, Colorado 80120 303.781.1234 REDLAND.COM
-----------------------	--	--	---	--

EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	<<<<<< Residential >>>>>>						< Platted/Developed Lots >	
	Mkt Value		As'ed Value		As'ed Value		Total	
	Total Res'l Units	Reasses'mt @ 4.0%	Cumulative Market Value	@ 7.15% of Market (2-yr lag)	Cumulative Market Value	@ 29.00% of Market (2-yr lag)	Assessed Value	
2019	0		0		0			
2020	0		0		0			
2021	0		0	0	13,255,000	0		0
2022	258	0	140,663,120	0	23,980,000	0		0
2023	458		400,230,352	0	24,140,000	3,843,950		3,843,950
2024	452	16,009,214	682,764,672	10,057,413	10,000,000	6,954,200		17,011,613
2025	176		795,380,914	28,616,470	9,110,000	7,000,600		35,617,070
2026	162	31,815,237	931,841,415	48,817,674	1,430,000	2,900,000		51,717,674
2027	26		948,596,144	56,869,735	0	2,641,900		59,511,635
2028	0	37,943,846	986,539,990	66,626,661	0	414,700		67,041,361
2029	0		986,539,990	67,824,624	0	0		67,824,624
2030	0	39,461,600	1,026,001,590	70,537,609	0	0		70,537,609
2031	0		1,026,001,590	70,537,609	0	0		70,537,609
2032	0	41,040,064	1,067,041,653	73,359,114	0	0		73,359,114
2033	0		1,067,041,653	73,359,114	0	0		73,359,114
2034	0	42,681,666	1,109,723,319	76,293,478	0	0		76,293,478
2035	0		1,109,723,319	76,293,478	0	0		76,293,478
2036	0	44,388,933	1,154,112,252	79,345,217	0	0		79,345,217
2037	0		1,154,112,252	79,345,217	0	0		79,345,217
2038	0	46,164,490	1,200,276,742	82,519,026	0	0		82,519,026
2039	0		1,200,276,742	82,519,026	0	0		82,519,026
2040		48,011,070	1,248,287,812	85,819,787		0		85,819,787
2041			1,248,287,812	85,819,787		0		85,819,787
2042		49,931,512	1,298,219,324	89,252,579		0		89,252,579
2043			1,298,219,324	89,252,579		0		89,252,579
2044		51,928,773	1,350,148,097	92,822,682		0		92,822,682
2045			1,350,148,097	92,822,682		0		92,822,682
2046		54,005,924	1,404,154,021	96,535,589		0		96,535,589
2047			1,404,154,021	96,535,589		0		96,535,589
2048		56,166,161	1,460,320,182	100,397,013		0		100,397,013
2049			1,460,320,182	100,397,013		0		100,397,013
2050		58,412,807	1,518,732,989	104,412,893		0		104,412,893
2051			1,518,732,989	104,412,893		0		104,412,893
2052		60,749,320	1,579,482,309	108,589,409		0		108,589,409
2053			1,579,482,309	108,589,409		0		108,589,409
2054		63,179,292	1,642,661,601	112,932,985		0		112,932,985
2055			1,642,661,601	112,932,985		0		112,932,985
2056		65,706,464	1,708,368,065	117,450,305		0		117,450,305
2057			1,708,368,065	117,450,305		0		117,450,305
2058		68,334,723	1,776,702,788	122,148,317		0		122,148,317
2059			1,776,702,788	122,148,317		0		122,148,317
2060		71,068,112	1,847,770,900	127,034,249		0		127,034,249
2061			1,847,770,900	127,034,249		0		127,034,249
2062		73,910,836	1,921,681,736	132,115,619				132,115,619
	1,532	1,020,910,042						

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2019											
2020											
2021	0										
2022	0	57.000	0	0	5.000	0	0	5.000	0	0	0
2023	3,843,950	57.000	214,723	12,883	5.000	18,835	1,130	5.000	18,835	1,130	267,537
2024	17,011,613	57.000	950,269	57,016	5.000	83,357	5,001	5.000	83,357	5,001	1,184,001
2025	35,617,070	57.000	1,989,570	119,374	5.000	174,524	10,471	5.000	174,524	10,471	2,478,934
2026	51,717,674	57.000	2,888,949	173,337	5.000	253,417	15,205	5.000	253,417	15,205	3,599,529
2027	59,511,635	57.000	3,324,320	199,459	5.000	291,607	17,496	5.000	291,607	17,496	4,141,986
2028	67,041,361	57.000	3,744,930	224,696	5.000	328,503	19,710	5.000	328,503	19,710	4,666,052
2029	67,824,624	57.000	3,788,684	227,321	5.000	332,341	19,940	5.000	332,341	19,940	4,720,567
2030	70,537,609	57.000	3,940,231	236,414	5.000	345,634	20,738	5.000	345,634	20,738	4,909,389
2031	70,537,609	57.000	3,940,231	236,414	5.000	345,634	20,738	5.000	345,634	20,738	4,909,389
2032	73,359,114	57.000	4,097,840	245,870	5.000	359,460	21,568	5.000	359,460	21,568	5,105,765
2033	73,359,114	57.000	4,097,840	245,870	5.000	359,460	21,568	5.000	359,460	21,568	5,105,765
2034	76,293,478	57.000	4,261,754	255,705	5.000	373,838	22,430	5.000	373,838	22,430	5,309,996
2035	76,293,478	57.000	4,261,754	255,705	5.000	373,838	22,430	5.000	373,838	22,430	5,309,996
2036	79,345,217	57.000	4,432,224	265,933	5.000	388,792	23,327	5.000	388,792	23,327	5,522,395
2037	79,345,217	57.000	4,432,224	265,933	5.000	388,792	23,327	5.000	388,792	23,327	5,522,395
2038	82,519,026	57.000	4,609,513	276,571	5.000	404,343	24,261	5.000	404,343	24,261	5,743,291
2039	82,519,026	57.000	4,609,513	276,571	5.000	404,343	24,261	5.000	404,343	24,261	5,743,291
2040	85,819,787	57.000	4,793,893	287,634	5.000	420,517	25,231	5.000	420,517	25,231	5,973,023
2041	85,819,787	57.000	4,793,893	287,634	5.000	420,517	25,231	5.000	420,517	25,231	5,973,023
2042	89,252,579	57.000	4,985,649	299,139	5.000	437,338	26,240	5.000	437,338	26,240	6,211,944
2043	89,252,579	57.000	4,985,649	299,139	5.000	437,338	26,240	5.000	437,338	26,240	6,211,944
2044	92,822,682	57.000	5,185,075	311,104	5.000	454,831	27,290	5.000	454,831	27,290	6,460,422
2045	92,822,682	57.000	5,185,075	311,104	5.000	454,831	27,290	5.000	454,831	27,290	6,460,422
2046	96,535,589	57.000	5,392,478	323,549	5.000	473,024	28,381	5.000	473,024	28,381	6,718,838
2047	96,535,589	57.000	5,392,478	323,549	5.000	473,024	28,381	5.000	473,024	28,381	6,718,838
2048	100,397,013	57.000	5,608,177	336,491	5.000	491,945	29,517	5.000	491,945	29,517	6,987,592
2049	100,397,013	57.000	5,608,177	336,491	5.000	491,945	29,517	5.000	491,945	29,517	6,987,592
2050	104,412,893	57.000	5,832,504	349,950	5.000	511,623	30,697	5.000	511,623	30,697	7,267,096
2051	104,412,893	57.000	5,832,504	349,950	5.000	511,623	30,697	5.000	511,623	30,697	7,267,096
2052	108,589,409	57.000	6,065,804	363,948	5.000	532,088	31,925	5.000	532,088	31,925	7,557,779
2053	108,589,409	57.000	6,065,804	363,948	5.000	532,088	31,925	5.000	532,088	31,925	7,557,779
2054	112,932,985	57.000	6,308,437	378,506	5.000	553,372	33,202	5.000	553,372	33,202	7,860,091
2055	112,932,985	57.000	6,308,437	378,506	5.000	553,372	33,202	5.000	553,372	33,202	7,860,091
2056	117,450,305	57.000	6,560,774	393,646	5.000	575,506	34,530	5.000	575,506	34,530	8,174,494
2057	117,450,305	57.000	6,560,774	393,646	5.000	575,506	34,530	5.000	575,506	34,530	8,174,494
2058	122,148,317	57.000	6,823,205	409,392	5.000	598,527	35,912	5.000	598,527	35,912	8,501,474
2059	122,148,317	57.000	6,823,205	409,392	5.000	598,527	35,912	5.000	598,527	35,912	8,501,474
2060	127,034,249	57.000	7,096,133	425,768	5.000	622,468	37,348	5.000	622,468	37,348	8,841,533
2061	127,034,249	57.000	7,096,133	425,768	5.000	622,468	37,348	5.000	622,468	37,348	8,841,533
2062	132,115,619	57.000	7,379,978	442,799	5.000	647,367	38,842	5.000	647,367	38,842	9,195,194
			196,268,805	11,776,128		17,216,562	1,032,994		17,216,562	1,032,994	244,544,044

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2022, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2022 \$136,275,000 Par [Net \$112.557 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Town Cap. & Maint. Cum. Surplus Bal.
2019			n/a					
2020			n/a					
2021			n/a					
2022	0	\$0	0		0	3030%	27%	0%
2023	267,537	0	267,537	0	267,537	685%	17%	0%
2024	1,184,001	0	1,184,001	0	1,451,539	327%	14%	0%
2025	2,478,934	0	2,478,934	0	3,930,473	225%	12%	0%
2026	3,599,529	4,170,015	(570,486)	0	3,359,987	196%	12%	167%
2027	4,141,986	4,170,015	(28,029)	0	3,331,958	174%	12%	179%
2028	4,666,052	4,665,015	1,037	0	3,332,995	171%	12%	172%
2029	4,720,567	4,719,868	699	0	3,333,694	165%	11%	171%
2030	4,909,389	4,907,579	1,810	0	3,335,504	164%	11%	168%
2031	4,909,389	4,909,017	372	0	3,335,877	157%	11%	168%
2032	5,105,765	5,104,690	1,075	0	3,336,952	156%	11%	165%
2033	5,105,765	5,103,631	2,134	0	3,339,085	149%	10%	166%
2034	5,309,996	5,306,654	3,342	0	3,342,427	148%	10%	163%
2035	5,309,996	5,307,486	2,510	0	3,344,937	141%	10%	163%
2036	5,522,395	5,522,094	301	0	3,345,238	140%	10%	161%
2037	5,522,395	5,518,899	3,496	0	3,348,734	133%	9%	161%
2038	5,743,291	5,739,327	3,964	0	3,352,699	131%	9%	159%
2039	5,743,291	5,741,493	1,798	0	3,354,497	124%	9%	159%
2040	5,973,023	5,971,823	1,200	0	3,355,697	122%	8%	156%
2041	5,973,023	5,968,279	4,744	0	3,360,441	116%	8%	156%
2042	6,211,944	6,207,746	4,198	0	3,364,638	113%	8%	154%
2043	6,211,944	6,207,727	4,217	0	3,368,855	107%	7%	154%
2044	6,460,422	6,460,260	162	0	3,369,017	104%	7%	152%
2045	6,460,422	6,457,542	2,880	0	3,371,896	97%	7%	152%
2046	6,718,838	6,717,070	1,768	0	3,373,664	94%	6%	150%
2047	6,718,838	6,715,735	3,103	0	3,376,768	88%	6%	150%
2048	6,987,592	6,986,187	1,405	0	3,378,173	84%	6%	148%
2049	6,987,592	6,985,011	2,581	0	3,380,754	78%	5%	148%
2050	7,267,096	7,265,163	1,933	0	3,382,686	74%	5%	147%
2051	7,267,096	7,262,922	4,174	0	3,386,860	68%	5%	147%
2052	7,557,779	7,556,550	1,229	0	3,388,089	64%	4%	145%
2053	7,557,779	7,556,867	912	0	3,389,002	57%	4%	145%
2054	7,860,091	7,857,441	2,650	0	3,391,651	53%	4%	143%
2055	7,860,091	7,858,939	1,152	0	3,392,803	46%	3%	143%
2056	8,174,494	8,170,082	4,412	0	3,397,215	42%	3%	142%
2057	8,174,494	8,171,231	3,263	0	3,400,478	35%	2%	142%
2058	8,501,474	8,501,413	61	0	3,400,539	30%	2%	140%
2059	8,501,474	8,500,377	1,097	0	3,401,636	24%	2%	140%
2060	8,841,533	8,837,762	3,771	0	3,405,407	18%	1%	139%
2061	8,841,533	8,838,011	3,522	0	3,408,929	12%	1%	139%
2062	9,195,194	9,193,857	1,337	3,410,266	0	0%	0%	100%
	244,544,044	241,133,778	3,410,266	3,410,266				

[CMar320 22nrspC]

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'ns Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M	Total Mills
2019						
2020						
2021						
2022	0	10.000	0	0	0	77.000
2023	3,843,950	10.000	37,671	2,260	39,931	77.000
2024	17,011,613	10.000	166,714	10,003	176,717	77.000
2025	35,617,070	10.000	349,047	20,943	369,990	77.000
2026	51,717,674	10.000	506,833	30,410	537,243	77.000
2027	59,511,635	10.000	583,214	34,993	618,207	77.000
2028	67,041,361	10.000	657,005	39,420	696,426	77.000
2029	67,824,624	10.000	664,681	39,881	704,562	77.000
2030	70,537,609	10.000	691,269	41,476	732,745	77.000
2031	70,537,609	10.000	691,269	41,476	732,745	77.000
2032	73,359,114	10.000	718,919	43,135	762,054	77.000
2033	73,359,114	10.000	718,919	43,135	762,054	77.000
2034	76,293,478	10.000	747,676	44,861	792,537	77.000
2035	76,293,478	10.000	747,676	44,861	792,537	77.000
2036	79,345,217	10.000	777,583	46,655	824,238	77.000
2037	79,345,217	10.000	777,583	46,655	824,238	77.000
2038	82,519,026	10.000	808,686	48,521	857,208	77.000
2039	82,519,026	10.000	808,686	48,521	857,208	77.000
2040	85,819,787	10.000	841,034	50,462	891,496	77.000
2041	85,819,787	10.000	841,034	50,462	891,496	77.000
2042	89,252,579	10.000	874,675	52,481	927,156	77.000
2043	89,252,579	10.000	874,675	52,481	927,156	77.000
2044	92,822,682	10.000	909,662	54,580	964,242	77.000
2045	92,822,682	10.000	909,662	54,580	964,242	77.000
2046	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2047	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2048	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2049	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2050	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2051	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2052	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2053	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2054	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2055	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2056	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2057	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2058	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2059	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2060	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2061	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2062	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
			34,433,124	2,065,987	36,499,111	

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

Development Summary

Development Projection -- Buildout Plan (updated 12/10/19)



Residential Development

Product Type	SFD 45'	SFD 50'	SFD 60'	SFD 70'	Duplex 35'	Duplex 40'	Townhomes
Base \$ ('19)	\$525,000	\$550,000	\$650,000	\$800,000	\$425,000	\$450,000	\$450,000

Res'l Totals

2020	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-
2022	50	50	25	12	60	50	11	258
2023	120	100	65	12	100	50	11	458
2024	124	140	65	12	100	-	11	452
2025	-	140	13	12	-	-	11	176
2026	-	140	-	12	-	-	10	162
2027	-	26	-	-	-	-	-	26
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
	294	596	168	60	260	100	54	1,532

MV @ Full Buildout (base prices;un-infl.)	\$154,350,000	\$327,800,000	\$109,200,000	\$48,000,000	\$110,500,000	\$45,000,000	\$24,300,000	\$819,150,000
--	----------------------	----------------------	----------------------	---------------------	----------------------	---------------------	---------------------	----------------------

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2022
Delivery Date	12/01/2022

Sources:

Bond Proceeds:	
Par Amount	136,275,000.00 **
	136,275,000.00

Uses:

Project Fund Deposits:	
Project Fund	112,557,396.19
Other Fund Deposits:	
Capitalized Interest Fund	12,510,045.00
Debt Service Reserve Fund	8,182,058.81
	20,692,103.81
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,725,500.00
	136,275,000.00

****Debt Limit: \$170,343,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2062:					
	12/01/2028	495,000	3.060%	3.060%	100.000
	12/01/2029	565,000	3.060%	3.060%	100.000
	12/01/2030	770,000	3.060%	3.060%	100.000
	12/01/2031	795,000	3.060%	3.060%	100.000
	12/01/2032	1,015,000	3.060%	3.060%	100.000
	12/01/2033	1,045,000	3.060%	3.060%	100.000
	12/01/2034	1,280,000	3.060%	3.060%	100.000
	12/01/2035	1,320,000	3.060%	3.060%	100.000
	12/01/2036	1,575,000	3.060%	3.060%	100.000
	12/01/2037	1,620,000	3.060%	3.060%	100.000
	12/01/2038	1,890,000	3.060%	3.060%	100.000
	12/01/2039	1,950,000	3.060%	3.060%	100.000
	12/01/2040	2,240,000	3.060%	3.060%	100.000
	12/01/2041	2,305,000	3.060%	3.060%	100.000
	12/01/2042	2,615,000	3.060%	3.060%	100.000
	12/01/2043	2,695,000	3.060%	3.060%	100.000
	12/01/2044	3,030,000	3.060%	3.060%	100.000
	12/01/2045	3,120,000	3.060%	3.060%	100.000
	12/01/2046	3,475,000	3.060%	3.060%	100.000
	12/01/2047	3,580,000	3.060%	3.060%	100.000
	12/01/2048	3,960,000	3.060%	3.060%	100.000
	12/01/2049	4,080,000	3.060%	3.060%	100.000
	12/01/2050	4,485,000	3.060%	3.060%	100.000
	12/01/2051	4,620,000	3.060%	3.060%	100.000
	12/01/2052	5,055,000	3.060%	3.060%	100.000
	12/01/2053	5,210,000	3.060%	3.060%	100.000
	12/01/2054	5,670,000	3.060%	3.060%	100.000
	12/01/2055	5,845,000	3.060%	3.060%	100.000
	12/01/2056	6,335,000	3.060%	3.060%	100.000
	12/01/2057	6,530,000	3.060%	3.060%	100.000
	12/01/2058	7,060,000	3.060%	3.060%	100.000
	12/01/2059	7,275,000	3.060%	3.060%	100.000
	12/01/2060	7,835,000	3.060%	3.060%	100.000
	12/01/2061	8,075,000	3.060%	3.060%	100.000
	12/01/2062	16,860,000	3.060%	3.060%	100.000
		136,275,000			

Dated Date	12/01/2022	
Delivery Date	12/01/2022	
First Coupon	06/01/2023	
Par Amount	136,275,000.00	
Original Issue Discount		
Production	136,275,000.00	100.000000%
Underwriter's Discount	-2,725,500.00	-2.000000%
Purchase Price	133,549,500.00	98.000000%
Accrued Interest		
Net Proceeds	133,549,500.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2022
Delivery Date	12/01/2022
First Coupon	06/01/2023
Last Maturity	12/01/2062
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.166166%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.178037%
Average Coupon	3.060000%
Average Life (years)	30.108
Weighted Average Maturity (years)	30.108
Duration of Issue (years)	19.253
Par Amount	136,275,000.00
Bond Proceeds	136,275,000.00
Total Interest	125,550,882.00
Net Interest	128,276,382.00
Bond Years from Dated Date	4,102,970,000.00
Bond Years from Delivery Date	4,102,970,000.00
Total Debt Service	261,825,882.00
Maximum Annual Debt Service	17,375,916.00
Average Annual Debt Service	6,545,647.05
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2062	136,275,000.00	100.000	3.060%	30.108	01/08/2053	313,432.50
	136,275,000.00			30.108		313,432.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	136,275,000.00	136,275,000.00	136,275,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,725,500.00	-2,725,500.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	133,549,500.00	133,249,500.00	136,275,000.00
Target Date	12/01/2022	12/01/2022	12/01/2022
Yield	3.166166%	3.178037%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2023			2,085,007.50	2,085,007.50	
12/01/2023			2,085,007.50	2,085,007.50	4,170,015
06/01/2024			2,085,007.50	2,085,007.50	
12/01/2024			2,085,007.50	2,085,007.50	4,170,015
06/01/2025			2,085,007.50	2,085,007.50	
12/01/2025			2,085,007.50	2,085,007.50	4,170,015
06/01/2026			2,085,007.50	2,085,007.50	
12/01/2026			2,085,007.50	2,085,007.50	4,170,015
06/01/2027			2,085,007.50	2,085,007.50	
12/01/2027			2,085,007.50	2,085,007.50	4,170,015
06/01/2028			2,085,007.50	2,085,007.50	
12/01/2028	495,000	3.060%	2,085,007.50	2,580,007.50	4,665,015
06/01/2029			2,077,434.00	2,077,434.00	
12/01/2029	565,000	3.060%	2,077,434.00	2,642,434.00	4,719,868
06/01/2030			2,068,789.50	2,068,789.50	
12/01/2030	770,000	3.060%	2,068,789.50	2,838,789.50	4,907,579
06/01/2031			2,057,008.50	2,057,008.50	
12/01/2031	795,000	3.060%	2,057,008.50	2,852,008.50	4,909,017
06/01/2032			2,044,845.00	2,044,845.00	
12/01/2032	1,015,000	3.060%	2,044,845.00	3,059,845.00	5,104,690
06/01/2033			2,029,315.50	2,029,315.50	
12/01/2033	1,045,000	3.060%	2,029,315.50	3,074,315.50	5,103,631
06/01/2034			2,013,327.00	2,013,327.00	
12/01/2034	1,280,000	3.060%	2,013,327.00	3,293,327.00	5,306,654
06/01/2035			1,993,743.00	1,993,743.00	
12/01/2035	1,320,000	3.060%	1,993,743.00	3,313,743.00	5,307,486
06/01/2036			1,973,547.00	1,973,547.00	
12/01/2036	1,575,000	3.060%	1,973,547.00	3,548,547.00	5,522,094
06/01/2037			1,949,449.50	1,949,449.50	
12/01/2037	1,620,000	3.060%	1,949,449.50	3,569,449.50	5,518,899
06/01/2038			1,924,663.50	1,924,663.50	
12/01/2038	1,890,000	3.060%	1,924,663.50	3,814,663.50	5,739,327
06/01/2039			1,895,746.50	1,895,746.50	
12/01/2039	1,950,000	3.060%	1,895,746.50	3,845,746.50	5,741,493
06/01/2040			1,865,911.50	1,865,911.50	
12/01/2040	2,240,000	3.060%	1,865,911.50	4,105,911.50	5,971,823
06/01/2041			1,831,639.50	1,831,639.50	
12/01/2041	2,305,000	3.060%	1,831,639.50	4,136,639.50	5,968,279
06/01/2042			1,796,373.00	1,796,373.00	
12/01/2042	2,615,000	3.060%	1,796,373.00	4,411,373.00	6,207,746
06/01/2043			1,756,363.50	1,756,363.50	
12/01/2043	2,695,000	3.060%	1,756,363.50	4,451,363.50	6,207,727
06/01/2044			1,715,130.00	1,715,130.00	
12/01/2044	3,030,000	3.060%	1,715,130.00	4,745,130.00	6,460,260
06/01/2045			1,668,771.00	1,668,771.00	
12/01/2045	3,120,000	3.060%	1,668,771.00	4,788,771.00	6,457,542
06/01/2046			1,621,035.00	1,621,035.00	
12/01/2046	3,475,000	3.060%	1,621,035.00	5,096,035.00	6,717,070
06/01/2047			1,567,867.50	1,567,867.50	
12/01/2047	3,580,000	3.060%	1,567,867.50	5,147,867.50	6,715,735
06/01/2048			1,513,093.50	1,513,093.50	
12/01/2048	3,960,000	3.060%	1,513,093.50	5,473,093.50	6,986,187
06/01/2049			1,452,505.50	1,452,505.50	
12/01/2049	4,080,000	3.060%	1,452,505.50	5,532,505.50	6,985,011
06/01/2050			1,390,081.50	1,390,081.50	
12/01/2050	4,485,000	3.060%	1,390,081.50	5,875,081.50	7,265,163
06/01/2051			1,321,461.00	1,321,461.00	
12/01/2051	4,620,000	3.060%	1,321,461.00	5,941,461.00	7,262,922
06/01/2052			1,250,775.00	1,250,775.00	
12/01/2052	5,055,000	3.060%	1,250,775.00	6,305,775.00	7,556,550
06/01/2053			1,173,433.50	1,173,433.50	
12/01/2053	5,210,000	3.060%	1,173,433.50	6,383,433.50	7,556,867
06/01/2054			1,093,720.50	1,093,720.50	
12/01/2054	5,670,000	3.060%	1,093,720.50	6,763,720.50	7,857,441
06/01/2055			1,006,969.50	1,006,969.50	
12/01/2055	5,845,000	3.060%	1,006,969.50	6,851,969.50	7,858,939
06/01/2056			917,541.00	917,541.00	
12/01/2056	6,335,000	3.060%	917,541.00	7,252,541.00	8,170,082
06/01/2057			820,615.50	820,615.50	
12/01/2057	6,530,000	3.060%	820,615.50	7,350,615.50	8,171,231

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6

GENERAL OBLIGATION BONDS, SERIES 2022

57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills

Non-Rated, 100x, 2062 Final Maturity

(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2058			720,706.50	720,706.50	
12/01/2058	7,060,000	3.060%	720,706.50	7,780,706.50	8,501,413
06/01/2059			612,688.50	612,688.50	
12/01/2059	7,275,000	3.060%	612,688.50	7,887,688.50	8,500,377
06/01/2060			501,381.00	501,381.00	
12/01/2060	7,835,000	3.060%	501,381.00	8,336,381.00	8,837,762
06/01/2061			381,505.50	381,505.50	
12/01/2061	8,075,000	3.060%	381,505.50	8,456,505.50	8,838,011
06/01/2062			257,958.00	257,958.00	
12/01/2062	16,860,000	3.060%	257,958.00	17,117,958.00	17,375,916
	136,275,000		125,550,882.00	261,825,882.00	261,825,882

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 4-6
GENERAL OBLIGATION BONDS, SERIES 2022
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 2062 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2023		4,170,015	4,170,015		4,170,015	
12/01/2024		4,170,015	4,170,015		4,170,015	
12/01/2025		4,170,015	4,170,015		4,170,015	
12/01/2026		4,170,015	4,170,015			4,170,015.00
12/01/2027		4,170,015	4,170,015			4,170,015.00
12/01/2028	495,000	4,170,015	4,665,015			4,665,015.00
12/01/2029	565,000	4,154,868	4,719,868			4,719,868.00
12/01/2030	770,000	4,137,579	4,907,579			4,907,579.00
12/01/2031	795,000	4,114,017	4,909,017			4,909,017.00
12/01/2032	1,015,000	4,089,690	5,104,690			5,104,690.00
12/01/2033	1,045,000	4,058,631	5,103,631			5,103,631.00
12/01/2034	1,280,000	4,026,654	5,306,654			5,306,654.00
12/01/2035	1,320,000	3,987,486	5,307,486			5,307,486.00
12/01/2036	1,575,000	3,947,094	5,522,094			5,522,094.00
12/01/2037	1,620,000	3,898,899	5,518,899			5,518,899.00
12/01/2038	1,890,000	3,849,327	5,739,327			5,739,327.00
12/01/2039	1,950,000	3,791,493	5,741,493			5,741,493.00
12/01/2040	2,240,000	3,731,823	5,971,823			5,971,823.00
12/01/2041	2,305,000	3,663,279	5,968,279			5,968,279.00
12/01/2042	2,615,000	3,592,746	6,207,746			6,207,746.00
12/01/2043	2,695,000	3,512,727	6,207,727			6,207,727.00
12/01/2044	3,030,000	3,430,260	6,460,260			6,460,260.00
12/01/2045	3,120,000	3,337,542	6,457,542			6,457,542.00
12/01/2046	3,475,000	3,242,070	6,717,070			6,717,070.00
12/01/2047	3,580,000	3,135,735	6,715,735			6,715,735.00
12/01/2048	3,960,000	3,026,187	6,986,187			6,986,187.00
12/01/2049	4,080,000	2,905,011	6,985,011			6,985,011.00
12/01/2050	4,485,000	2,780,163	7,265,163			7,265,163.00
12/01/2051	4,620,000	2,642,922	7,262,922			7,262,922.00
12/01/2052	5,055,000	2,501,550	7,556,550			7,556,550.00
12/01/2053	5,210,000	2,346,867	7,556,867			7,556,867.00
12/01/2054	5,670,000	2,187,441	7,857,441			7,857,441.00
12/01/2055	5,845,000	2,013,939	7,858,939			7,858,939.00
12/01/2056	6,335,000	1,835,082	8,170,082			8,170,082.00
12/01/2057	6,530,000	1,641,231	8,171,231			8,171,231.00
12/01/2058	7,060,000	1,441,413	8,501,413			8,501,413.00
12/01/2059	7,275,000	1,225,377	8,500,377			8,500,377.00
12/01/2060	7,835,000	1,002,762	8,837,762			8,837,762.00
12/01/2061	8,075,000	763,011	8,838,011			8,838,011.00
12/01/2062	16,860,000	515,916	17,375,916	8,182,058.81		9,193,857.19
	136,275,000	125,550,882	261,825,882	8,182,058.81	12,510,045	241,133,778.19

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 6

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 6 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:1040770

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 6

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 6 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required

disclosures, and waives and releases the Town from any claims the District might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No. 6

By: _____
President

Attest:

By: _____
Secretary

2171:0003:1040770

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 6 Fund"). The monies in the Cherry Creek Metropolitan District No. 6 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 4 and 5, shall not issue Debt in excess of \$170,343,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Kristin Schledorn, Town Attorney
cc: Mary Lou Brown, Finance Director
Phone: (303) 841-0353
Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 4 and 5. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 4 and 5 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 6**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 6

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

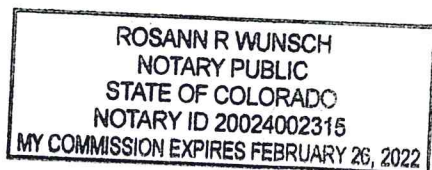
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.311, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 4 and 5, shall not issue Debt in excess of \$170,343,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 4 and 5. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 4 and 5 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 6**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 6

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

RESOLUTION NO. 20-024, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 7 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts’ Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	14
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	15
A.	General	15
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	17
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**District Nos. 4-6**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (the “**Districts**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4-6 and 8-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4-6 and 8-11 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, the Districts shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth

in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 7: means Cherry Creek South Metropolitan District No. 7.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 7-9 and 11.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 42.730 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 473.519 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved

Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$166,518,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for,

except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the

then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$102,162,627.00. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions

of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. FINANCIAL PLAN

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$166,518,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$166,518,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the

Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in

any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District's organization. The District shall not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and
10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by

the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;
10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;
11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and
12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

**EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7**

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 13°59'24" WEST, A DISTANCE OF 336.22 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'56" WEST, A DISTANCE OF 177.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°53'01", AN ARC LENGTH OF 40.67 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 85°50'03" EAST, A DISTANCE OF 40.00 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 640.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 85°50'03" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'43", AN ARC LENGTH OF 199.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°03'41" WEST, A DISTANCE OF 542.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 410.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°57'49", AN ARC LENGTH OF 192.95 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 04°54'08" EAST, A DISTANCE OF 172.69 FEET;

THENCE SOUTH 79°55'13" WEST, A DISTANCE OF 40.16 FEET;

THENCE SOUTH 79°55'13" WEST, A DISTANCE OF 426.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 510.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'07", AN ARC LENGTH OF 188.13 FEET;

THENCE NORTH 78°56'40" WEST, A DISTANCE OF 92.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 510.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°03'18", AN ARC LENGTH OF 223.02 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 76°00'01" WEST, A DISTANCE OF 370.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3,000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°00'01" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'43", AN ARC LENGTH OF 670.83 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 26°48'41" WEST, A DISTANCE OF 339.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2,000.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'52", AN ARC LENGTH OF 125.01 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 66°46'11" EAST, A DISTANCE OF 179.56 FEET;

THENCE NORTH 82°30'07" EAST, A DISTANCE OF 159.84 FEET;

THENCE SOUTH 72°57'20" EAST, A DISTANCE OF 158.63 FEET;

THENCE NORTH 80°21'38" EAST, A DISTANCE OF 162.84 FEET;

THENCE NORTH 58°40'59" EAST, A DISTANCE OF 293.15 FEET;

THENCE SOUTH 86°38'12" EAST, A DISTANCE OF 109.35 FEET;

THENCE SOUTH 62°29'07" EAST, A DISTANCE OF 211.78 FEET;

THENCE NORTH 85°33'46" EAST, A DISTANCE OF 165.85 FEET;

THENCE NORTH 63°36'28" EAST, A DISTANCE OF 270.62 FEET;

THENCE NORTH 67°54'02" EAST, A DISTANCE OF 371.38 FEET;

THENCE SOUTH 89°43'04" EAST, A DISTANCE OF 47.45 FEET THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 42.730 ACRES, (1,861,322 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

EXHIBIT C-1 DISTRICT BOUNDARY MAP

POINT OF COMMENCEMENT

NE CORNER SEC. 32
T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP
STAMPED "LS 35593"

HESS ROAD

NORTHERLY BOUNDARY - PARCEL C
CORRECTION SPECIAL WARRANTY DEED
REC. NO. 2011077256

S13°59'24"W
336.22' (TIE)

POINT OF BEGINNING

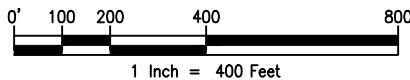
N85°50'03"W
(RADIAL)

PARCEL 1
1,861,322 SF
42.730 AC

S76°00'01"W
(RADIAL)

NE 1/4 SEC. 32,
T.6S., R.66W., SIXTH P.M.

EAST LINE OF THE NE1/4 OF SEC. 32



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 7.DWG
DWG: TGS CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 400'



300 E. MINERAL AVENUE
SUITE 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7
DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 2 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'56"W	177.52'
L2	S85°50'03"E	40.00'
L3	S22°03'41"W	542.77'
L4	S04°54'08"E	172.69'
L5	S79°55'13"W	40.16'
L6	S79°55'13"W	426.42'
L7	N78°56'40"W	92.67'
L8	S76°00'01"W	370.24'
L9	N26°48'41"W	339.22'
L10	N66°46'11"E	179.56'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N82°30'07"E	159.84'
L12	S72°57'20"E	158.63'
L13	N80°21'38"E	162.84'
L14	N58°40'59"E	293.15'
L15	S86°38'12"E	109.35'
L16	S62°29'07"E	211.78'
L17	N85°33'46"E	165.85'
L18	N63°36'28"E	270.62'
L19	N67°54'02"E	371.38'
L20	S89°43'04"E	47.45'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°53'01"	600.00'	40.67'
C2	17°53'43"	640.00'	199.89'
C3	26°57'49"	410.00'	192.95'
C4	21°08'07"	510.00'	188.13'
C5	25°03'18"	510.00'	223.02'
C6	12°48'43"	3000.00'	670.83'
C7	3°34'52"	2000.00'	125.01'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 7.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: NA



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 2 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
			District No. 4 Total	\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

<i>Stroh Road (Half-width Arterial)</i>	<i>5,010</i>	<i>LF</i>		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

<i>Bramwell Drive (Full width Residential Collector)</i>	<i>523</i>	<i>LF</i>		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	<i>2,193</i>	<i>LF</i>		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787
			District No. 5 Total	\$11,519,023

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
		Sanitary Sewer Subtotal		\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
Jordan Road (Full-width Residential Collector)	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Secton II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$736,323
			District No. 7 Subtotal	\$1,934,045
Construction Contingency			10%	\$193,405
Mobilization			5%	\$96,702
Surveying			3%	\$58,021
Construction Management and Testing			12%	\$232,085
Design/Planning			10%	\$193,405
			District No. 7 Total	\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
District No. 8 Total				\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
Sub Total				\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
Sub Total				\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
Sub Total				\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
Sub Total				\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Price/Unit	Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00

Total Cost **\$2,859,466.00**

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$1,745,508.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost **\$10,175,576.00**

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00
Total Cost					\$253,869.00

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$49,150.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00

Total Cost **\$424,603.00**

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$266,046.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00

Total Cost **\$419,141.00**

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$217,500.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost \$679,170.00

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

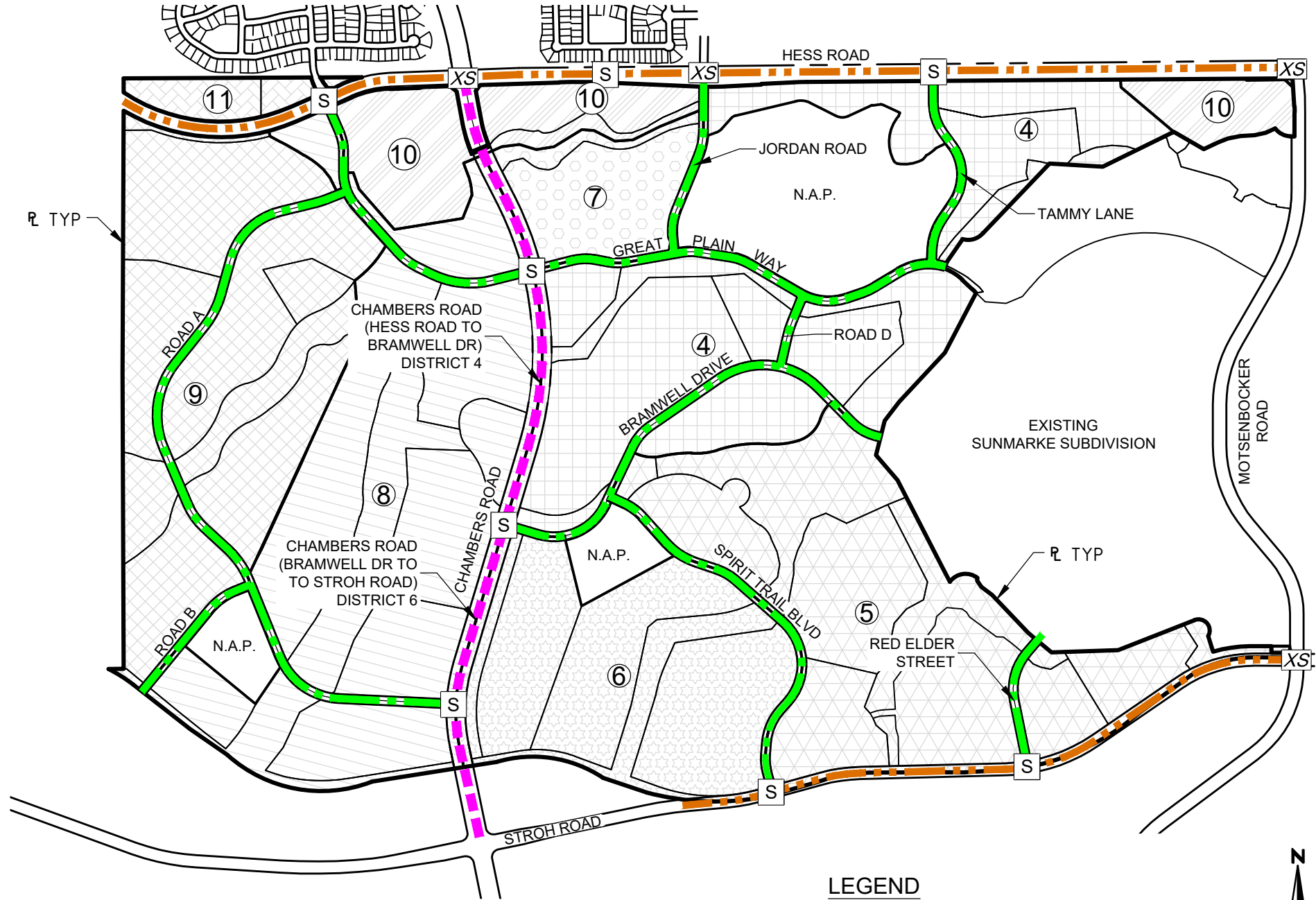
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

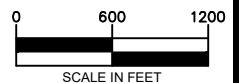
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- XS EXISTING SIGNAL
- S PROPOSED SIGNAL



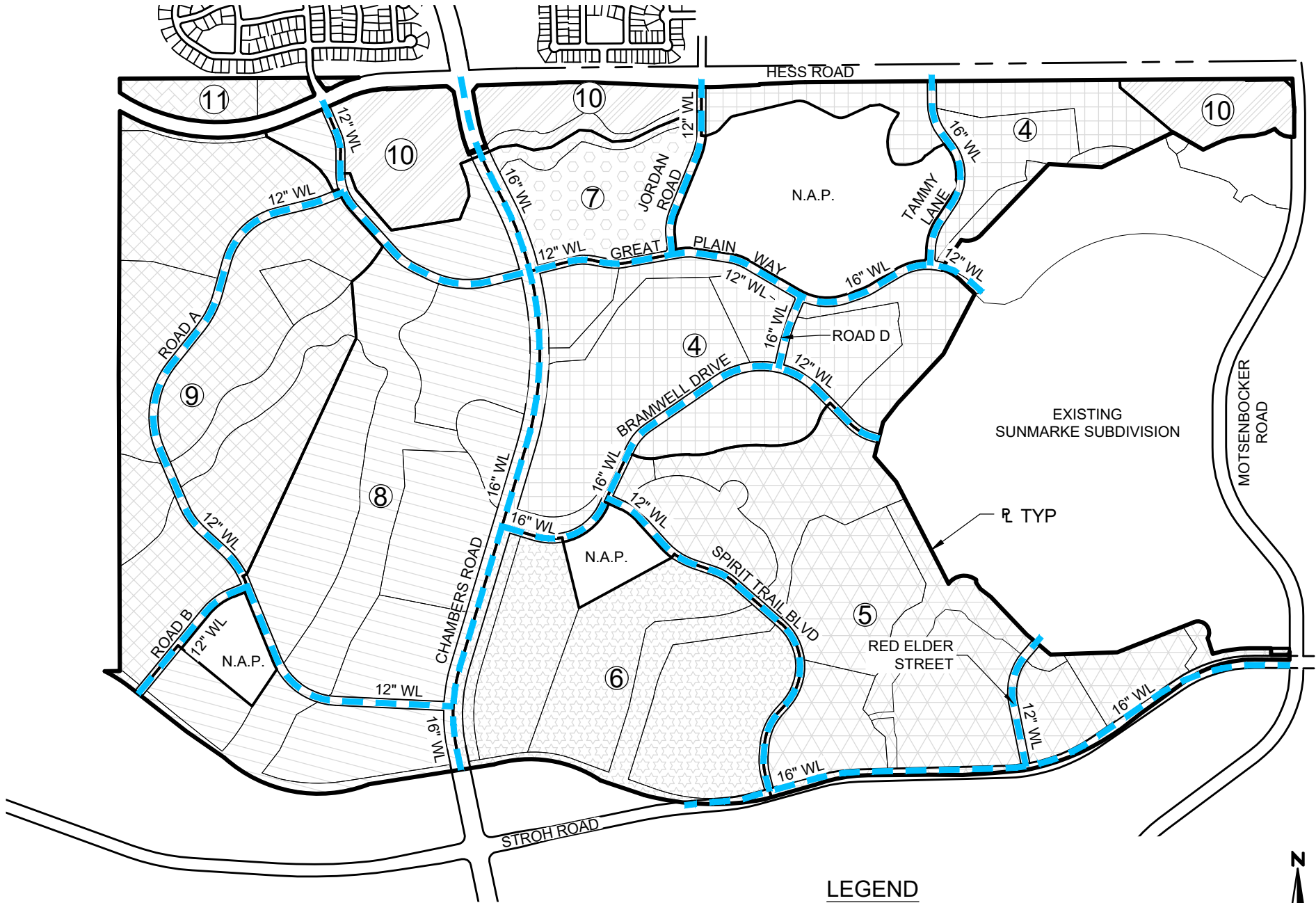
CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



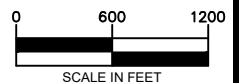
SHEET

1



LEGEND

— WATERLINE (SIZE AS NOTED)

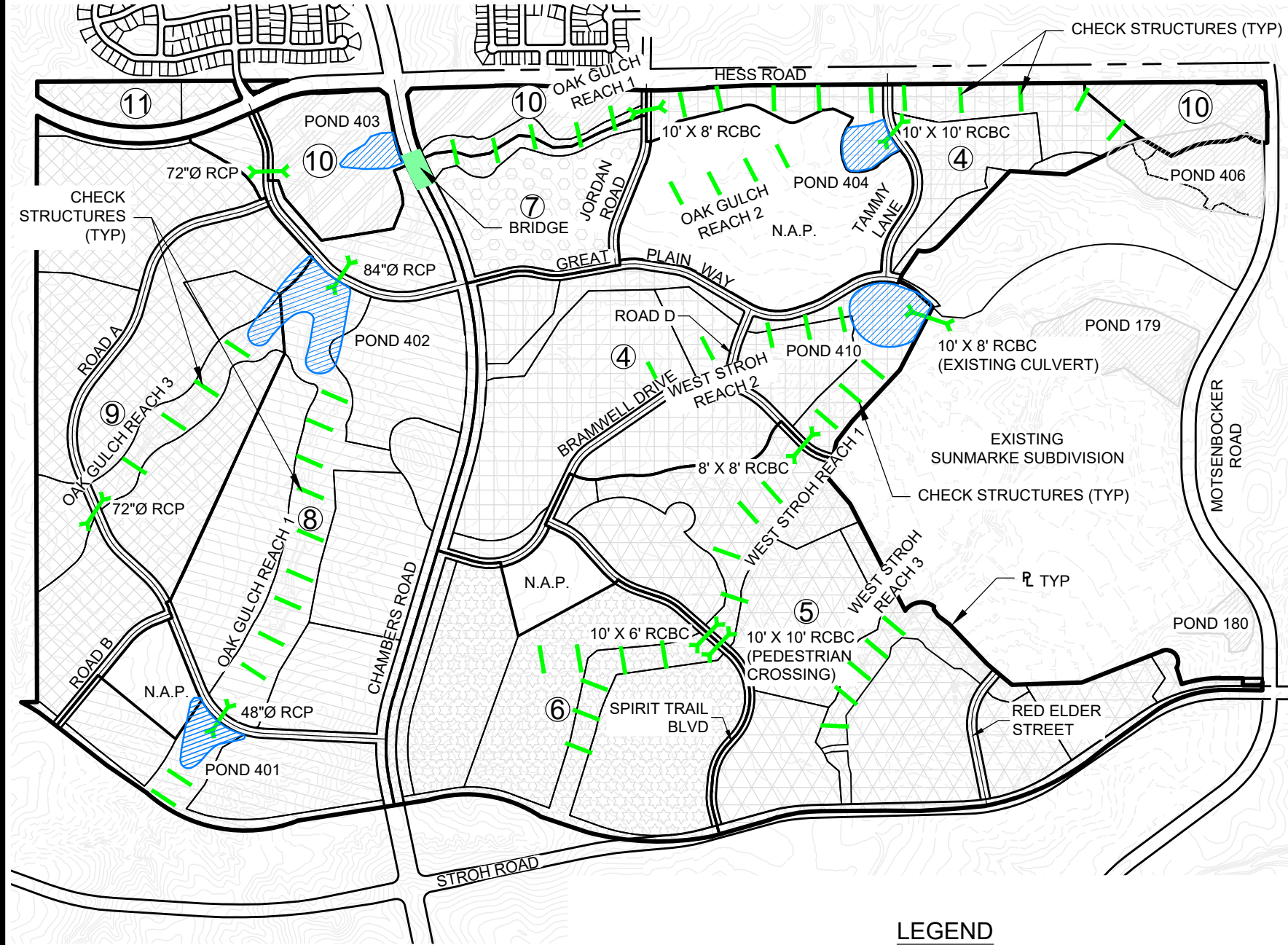


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

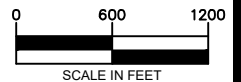




LEGEND

72"Ø RCP

CULVERT
CHECK STRUCTURE -
CHANNEL IMPROVEMENT

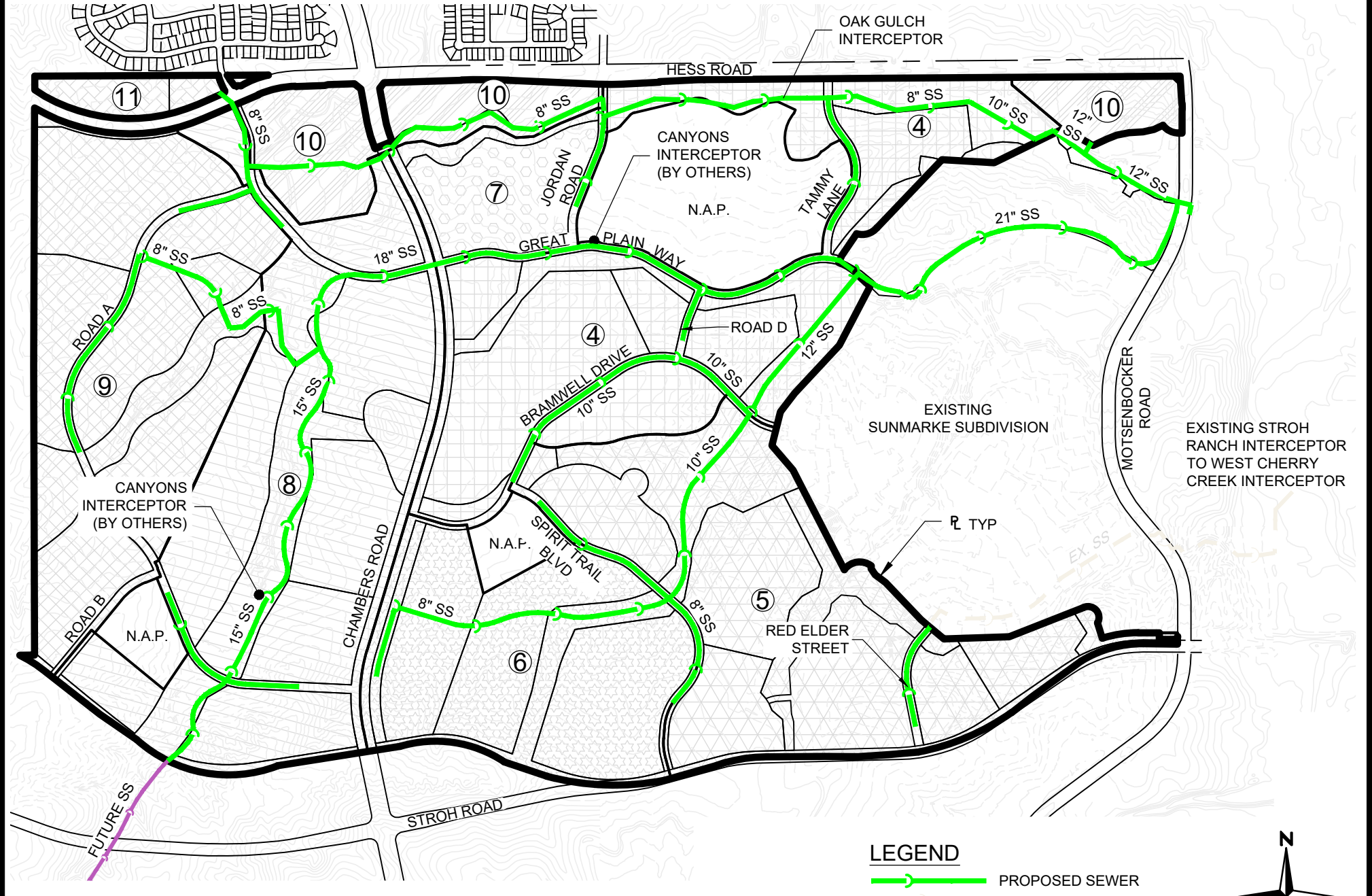


SHEET
3

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

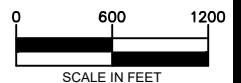
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



SHEET 4	CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		DATE 2-10-20	 Redland WHERE GREAT PLACES BEGIN 1700 20th Street, Suite 100 Littleton, Colorado 80120 REDLAND.COM
	PUBLIC IMPROVEMENTS PLAN		DRAWN WC	
	SANITARY SEWER SYSTEM		CHECKED FT	
			APPROVED FT	
			PROJECT NO. 12023.D01	

EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

	<<<<<<< Residential >>>>>>>				< Platted/Developed Lots >		<<<<<<<< Commercial >>>>>>>>>					
		Mkt Value Biennial		As'ed Value @ 7.15%		As'ed Value @ 29.00%		Mkt Value Biennial		As'ed Value @ 29.00%		Total
YEAR	Total Res'l Units	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Cumulative Market Value	of Market (2-yr lag)	Total Comm'l Sq. Ft.	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Assessed Value	
2021	0		0	0	0	0	0		0	0	0	
2022	0	0	0	0	7,125,000	0	0	0	0	0	0	
2023	175		77,123,291	0	10,470,000	0	0		0	0	0	
2024	254	3,084,932	195,805,483	0	13,241,240	2,066,250	0	0	0	0	2,066,250	
2025	265		330,100,352	5,514,315	23,398,740	3,036,300	65,812		14,823,000	0	8,550,615	
2026	491	13,204,014	596,962,878	14,000,092	12,722,500	3,839,960	65,812	592,920	30,535,380	0	17,840,052	
2027	279		746,027,243	23,602,175	4,415,000	6,785,635			30,535,380	4,298,670	34,686,480	
2028	73	29,841,090	828,631,670	42,682,846	845,000	3,689,525	0	1,221,415	31,756,796	8,855,260	55,227,631	
2029	13		838,932,172	53,340,948	(0)	1,280,350	0		31,756,796	8,855,260	63,476,558	
2030	0	33,557,287	872,489,459	59,247,164	(0)	245,050	0	1,270,272	33,027,068	9,209,471	68,701,685	
2031	0		872,489,459	59,983,650	(0)	(0)	0		33,027,068	9,209,471	69,193,121	
2032	0	34,899,578	907,389,038	62,382,996	(0)	(0)	0	1,321,083	34,348,150	9,577,850	71,960,846	
2033	0		907,389,038	62,382,996	(0)	(0)	0		34,348,150	9,577,850	71,960,846	
2034	0	36,295,562	943,684,599	64,878,316	(0)	(0)	0	1,373,926	35,722,076	9,960,964	74,839,280	
2035	0		943,684,599	64,878,316	(0)	(0)	0		35,722,076	9,960,964	74,839,280	
2036	0	37,747,384	981,431,983	67,473,449	(0)	(0)	0	1,428,883	37,150,959	10,359,402	77,832,851	
2037	0		981,431,983	67,473,449	(0)	(0)	0		37,150,959	10,359,402	77,832,851	
2038	0	39,257,279	1,020,689,263	70,172,387	(0)	(0)	0	1,486,038	38,636,998	10,773,778	80,946,165	
2039	0		1,020,689,263	70,172,387	(0)	(0)	0		38,636,998	10,773,778	80,946,165	
2040		40,827,571	1,061,516,833	72,979,282	(0)	(0)		1,545,480	40,182,478	11,204,729	84,184,012	
2041			1,061,516,833	72,979,282	(0)	(0)			40,182,478	11,204,729	84,184,012	
2042		42,460,673	1,103,977,506	75,898,454	(0)	(0)		1,607,299	41,789,777	11,652,918	87,551,372	
2043			1,103,977,506	75,898,454	(0)	(0)			41,789,777	11,652,918	87,551,372	
2044		44,159,100	1,148,136,607	78,934,392	(0)	(0)		1,671,591	43,461,368	12,119,035	91,053,427	
2045			1,148,136,607	78,934,392	(0)	(0)			43,461,368	12,119,035	91,053,427	
2046		45,925,464	1,194,062,071	82,091,767	(0)	(0)		1,738,455	45,199,822	12,603,797	94,695,564	
2047			1,194,062,071	82,091,767	(0)	(0)			45,199,822	12,603,797	94,695,564	
2048		47,762,483	1,241,824,554	85,375,438	(0)	(0)		1,807,993	47,007,815	13,107,949	98,483,387	
2049			1,241,824,554	85,375,438	(0)	(0)			47,007,815	13,107,949	98,483,387	
2050		49,672,982	1,291,497,536	88,790,456	(0)	(0)		1,880,313	48,888,128	13,632,266	102,422,722	
2051			1,291,497,536	88,790,456	(0)	(0)			48,888,128	13,632,266	102,422,722	
2052		51,659,901	1,343,157,437	92,342,074	(0)	(0)		1,955,525	50,843,653	14,177,557	106,519,631	
2053			1,343,157,437	92,342,074	(0)	(0)			50,843,653	14,177,557	106,519,631	
2054		53,726,297	1,396,883,735	96,035,757	(0)	(0)		2,033,746	52,877,399	14,744,659	110,780,416	
2055			1,396,883,735	96,035,757	(0)	(0)			52,877,399	14,744,659	110,780,416	
2056		55,875,349	1,452,759,084	99,877,187	(0)	(0)		2,115,096	54,992,495	15,334,446	115,211,633	
2057			1,452,759,084	99,877,187	(0)	(0)			54,992,495	15,334,446	115,211,633	
2058		58,110,363	1,510,869,448	103,872,275	(0)	(0)		2,199,700	57,192,195	15,947,824	119,820,098	
2059			1,510,869,448	103,872,275	(0)	(0)			57,192,195	15,947,824	119,820,098	
2060		60,434,778	1,571,304,226	108,027,166	(0)	(0)		2,287,688	59,479,883	16,585,737	124,612,902	
2061			1,571,304,226	108,027,166	(0)	(0)			59,479,883	16,585,737	124,612,902	
2062		62,852,169	1,634,156,395	112,348,252	(0)	(0)		2,379,195	61,859,078	17,249,166	129,597,418	
2063			1,634,156,395	112,348,252	(0)	(0)			61,859,078	17,249,166	129,597,418	
	1,550	841,354,257					131,624	31,916,618				

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2021	0										
2022	7,125,000	57.000	0	\$0	5.000	0	0	5.000	0	0	0
2023	10,470,000	57.000	0	0	5.000	0	0	5.000	0	0	0
2024	15,307,490	57.000	115,421	6,925	5.000	10,125	607	5.000	10,125	607	143,810
2025	32,015,167	57.000	477,637	28,658	5.000	41,898	2,514	5.000	41,898	2,514	595,119
2026	30,628,364	57.000	996,545	59,793	5.000	87,416	5,245	5.000	87,416	5,245	1,241,660
2027	39,101,480	57.000	1,937,587	116,255	5.000	169,964	10,198	5.000	169,964	10,198	2,414,165
2028	56,072,631	57.000	3,085,015	185,101	5.000	270,615	16,237	5.000	270,615	16,237	3,843,821
2029	63,476,558	57.000	3,545,801	212,748	5.000	311,035	18,662	5.000	311,035	18,662	4,417,943
2030	68,701,685	57.000	3,837,676	230,261	5.000	336,638	20,198	5.000	336,638	20,198	4,781,610
2031	69,193,121	57.000	3,865,128	231,908	5.000	339,046	20,343	5.000	339,046	20,343	4,815,814
2032	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2033	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2034	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2035	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2036	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2037	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2038	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2039	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2040	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2041	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2042	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2043	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2044	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2045	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2046	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2047	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2048	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2049	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2050	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2051	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2052	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2053	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2054	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2055	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2056	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2057	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2058	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2059	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2060	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2061	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2062	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
2063	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
			193,318,380	11,599,103		16,957,753	1,017,465		16,957,753	1,017,465	240,867,918

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2023 \$133,215,000 Par [Net \$110.122 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Cum. Surplus Bal.
2021								
2022	0		n/a					
2023	0	\$0	0		7,900,000	6447%	64%	0%
2024	143,810	0	143,810	0	8,043,810	1558%	36%	0%
2025	595,119	0	595,119	0	8,638,930	747%	21%	0%
2026	1,241,660	0	1,241,660	0	9,880,590	384%	17%	0%
2027	2,414,165	4,076,379	(1,662,214)	0	8,218,376	241%	15%	261%
2028	3,843,821	4,076,379	(232,558)	0	7,985,818	210%	15%	290%
2029	4,417,943	4,416,379	1,564	0	7,987,382	193%	15%	281%
2030	4,781,610	4,780,975	635	0	7,988,017	191%	15%	267%
2031	4,815,814	4,814,096	1,718	0	7,989,735	183%	14%	266%
2032	5,008,446	5,005,534	2,912	0	7,992,647	181%	14%	260%
2033	5,008,446	5,005,393	3,053	0	7,995,700	173%	13%	260%
2034	5,208,784	5,204,334	4,450	0	8,000,150	171%	13%	254%
2035	5,208,784	5,206,237	2,547	0	8,002,697	163%	12%	254%
2036	5,417,135	5,416,916	219	0	8,002,916	161%	12%	248%
2037	5,417,135	5,414,945	2,190	0	8,005,106	153%	12%	248%
2038	5,633,821	5,631,597	2,224	0	8,007,330	151%	12%	242%
2039	5,633,821	5,630,140	3,681	0	8,011,011	143%	11%	242%
2040	5,859,174	5,857,000	2,174	0	8,013,184	140%	11%	237%
2041	5,859,174	5,855,139	4,035	0	8,017,219	132%	10%	237%
2042	6,093,540	6,091,289	2,251	0	8,019,470	129%	10%	232%
2043	6,093,540	6,093,106	434	0	8,019,905	121%	9%	232%
2044	6,337,282	6,332,475	4,807	0	8,024,712	118%	9%	227%
2045	6,337,282	6,337,052	230	0	8,024,942	110%	8%	227%
2046	6,590,773	6,588,722	2,051	0	8,026,993	107%	8%	222%
2047	6,590,773	6,589,835	938	0	8,027,932	99%	8%	222%
2048	6,854,404	6,852,735	1,669	0	8,029,601	95%	7%	217%
2049	6,854,404	6,854,313	91	0	8,029,692	87%	7%	217%
2050	7,128,580	7,127,219	1,361	0	8,031,054	83%	6%	213%
2051	7,128,580	7,128,038	542	0	8,031,596	76%	6%	213%
2052	7,413,724	7,409,726	3,998	0	8,035,594	71%	5%	209%
2053	7,413,724	7,413,562	162	0	8,035,756	64%	5%	208%
2054	7,710,273	7,707,655	2,618	0	8,038,373	59%	4%	204%
2055	7,710,273	7,707,978	2,295	0	8,040,668	52%	4%	204%
2056	8,018,684	8,018,099	585	0	8,041,252	46%	4%	200%
2057	8,018,684	8,018,379	305	0	8,041,557	39%	3%	200%
2058	8,339,431	8,337,845	1,586	0	8,043,143	33%	3%	197%
2059	8,339,431	8,336,552	2,879	0	8,046,022	26%	2%	197%
2060	8,673,008	8,668,833	4,175	0	8,050,197	20%	2%	193%
2061	8,673,008	8,669,284	3,724	0	8,053,921	13%	1%	193%
2062	9,019,928	9,017,544	2,384	0	8,056,306	7%	1%	189%
2063	9,019,928	9,017,750	2,178	8,058,484	0	0%	0%	100%
	240,867,918	240,709,434	158,484	8,058,484				

[CMar420 23nrsPC]

[*] Assumes \$7.900M Deposit to Surplus @ closing (tbd).

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M
2021					
2022	0	10.000	0	0	0
2023	0	10.000	0	0	0
2024	2,066,250	10.000	20,249	1,215	21,464
2025	8,550,615	10.000	83,796	5,028	88,824
2026	17,840,052	10.000	174,833	10,490	185,322
2027	34,686,480	10.000	339,928	20,396	360,323
2028	55,227,631	10.000	541,231	32,474	573,705
2029	63,476,558	10.000	622,070	37,324	659,394
2030	68,701,685	10.000	673,277	40,397	713,673
2031	69,193,121	10.000	678,093	40,686	718,778
2032	71,960,846	10.000	705,216	42,313	747,529
2033	71,960,846	10.000	705,216	42,313	747,529
2034	74,839,280	10.000	733,425	44,005	777,430
2035	74,839,280	10.000	733,425	44,005	777,430
2036	77,832,851	10.000	762,762	45,766	808,528
2037	77,832,851	10.000	762,762	45,766	808,528
2038	80,946,165	10.000	793,272	47,596	840,869
2039	80,946,165	10.000	793,272	47,596	840,869
2040	84,184,012	10.000	825,003	49,500	874,504
2041	84,184,012	10.000	825,003	49,500	874,504
2042	87,551,372	10.000	858,003	51,480	909,484
2043	87,551,372	10.000	858,003	51,480	909,484
2044	91,053,427	10.000	892,324	53,539	945,863
2045	91,053,427	10.000	892,324	53,539	945,863
2046	94,695,564	10.000	928,017	55,681	983,698
2047	94,695,564	10.000	928,017	55,681	983,698
2048	98,483,387	10.000	965,137	57,908	1,023,045
2049	98,483,387	10.000	965,137	57,908	1,023,045
2050	102,422,722	10.000	1,003,743	60,225	1,063,967
2051	102,422,722	10.000	1,003,743	60,225	1,063,967
2052	106,519,631	10.000	1,043,892	62,634	1,106,526
2053	106,519,631	10.000	1,043,892	62,634	1,106,526
2054	110,780,416	10.000	1,085,648	65,139	1,150,787
2055	110,780,416	10.000	1,085,648	65,139	1,150,787
2056	115,211,633	10.000	1,129,074	67,744	1,196,818
2057	115,211,633	10.000	1,129,074	67,744	1,196,818
2058	119,820,098	10.000	1,174,237	70,454	1,244,691
2059	119,820,098	10.000	1,174,237	70,454	1,244,691
2060	124,612,902	10.000	1,221,206	73,272	1,294,479
2061	124,612,902	10.000	1,221,206	73,272	1,294,479
2062	129,597,418	10.000	1,270,055	76,203	1,346,258
2063	129,597,418	10.000	1,270,055	76,203	1,346,258
			33,915,505	2,034,930	35,950,436

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Summary

Development Projection -- Buildout Plan (updated 5/2/19)



Residential Development

Product Type	Duplex	TH	24' Lots	50' Lots	60' Lots	Duplex2	TH2
Base \$ ('19)	\$450,000	\$375,000	\$450,000	\$550,000	\$650,000	\$450,000	\$375,000

2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	75	100	-	-	-	-	-
2024	126	128	-	-	-	-	-
2025	-	-	40	25	25	75	100
2026	-	-	100	50	40	126	175
2027	-	-	38	50	40	-	151
2028	-	-	-	33	40	-	-
2029	-	-	-	-	13	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-

201 228 178 158 158 201 426

MV @ Full Buildout
(base prices;un-infl.)

\$90,450,000 \$85,500,000 \$80,100,000 \$86,900,000 \$102,700,000 \$90,450,000 \$159,750,000

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

Commercial Development

Comm'l - .25 FAR (tbd)
\$200/sf

Res'l Totals

-
-
-
175
254
265
491
279
73
13
-
-
-
-
-
-
-

1,550

\$695,850,000

Comm'l Totals

-
-
-
-
65,812
65,812
-
-
-
-
-
-
-
-
-
-
-

131,624

\$26,324,800

131,624

\$26,324,800

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:

Bond Proceeds:	
Par Amount	133,215,000.00 **
	133,215,000.00

Uses:

Project Fund Deposits:	
Project Fund	110,121,563.00
Other Fund Deposits:	
Capitalized Interest Fund	12,229,137.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,664,300.00
Other Uses of Funds:	
Deposit to Surplus Fund	7,900,000.00
	133,215,000.00

****Debt Limit: \$166,518,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2063:					
	12/01/2029	340,000	3.060%	3.060%	100.000
	12/01/2030	715,000	3.060%	3.060%	100.000
	12/01/2031	770,000	3.060%	3.060%	100.000
	12/01/2032	985,000	3.060%	3.060%	100.000
	12/01/2033	1,015,000	3.060%	3.060%	100.000
	12/01/2034	1,245,000	3.060%	3.060%	100.000
	12/01/2035	1,285,000	3.060%	3.060%	100.000
	12/01/2036	1,535,000	3.060%	3.060%	100.000
	12/01/2037	1,580,000	3.060%	3.060%	100.000
	12/01/2038	1,845,000	3.060%	3.060%	100.000
	12/01/2039	1,900,000	3.060%	3.060%	100.000
	12/01/2040	2,185,000	3.060%	3.060%	100.000
	12/01/2041	2,250,000	3.060%	3.060%	100.000
	12/01/2042	2,555,000	3.060%	3.060%	100.000
	12/01/2043	2,635,000	3.060%	3.060%	100.000
	12/01/2044	2,955,000	3.060%	3.060%	100.000
	12/01/2045	3,050,000	3.060%	3.060%	100.000
	12/01/2046	3,395,000	3.060%	3.060%	100.000
	12/01/2047	3,500,000	3.060%	3.060%	100.000
	12/01/2048	3,870,000	3.060%	3.060%	100.000
	12/01/2049	3,990,000	3.060%	3.060%	100.000
	12/01/2050	4,385,000	3.060%	3.060%	100.000
	12/01/2051	4,520,000	3.060%	3.060%	100.000
	12/01/2052	4,940,000	3.060%	3.060%	100.000
	12/01/2053	5,095,000	3.060%	3.060%	100.000
	12/01/2054	5,545,000	3.060%	3.060%	100.000
	12/01/2055	5,715,000	3.060%	3.060%	100.000
	12/01/2056	6,200,000	3.060%	3.060%	100.000
	12/01/2057	6,390,000	3.060%	3.060%	100.000
	12/01/2058	6,905,000	3.060%	3.060%	100.000
	12/01/2059	7,115,000	3.060%	3.060%	100.000
	12/01/2060	7,665,000	3.060%	3.060%	100.000
	12/01/2061	7,900,000	3.060%	3.060%	100.000
	12/01/2062	8,490,000	3.060%	3.060%	100.000
	12/01/2063	8,750,000	3.060%	3.060%	100.000
		133,215,000			

Dated Date	12/01/2023	
Delivery Date	12/01/2023	
First Coupon	06/01/2024	
Par Amount	133,215,000.00	
Original Issue Discount		
Production	133,215,000.00	100.000000%
Underwriter's Discount	-2,664,300.00	-2.000000%
Purchase Price	130,550,700.00	98.000000%
Accrued Interest		
Net Proceeds	130,550,700.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023
First Coupon	06/01/2024
Last Maturity	12/01/2063
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.167831%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.180164%
Average Coupon	3.060000%
Average Life (years)	29.370
Weighted Average Maturity (years)	29.370
Duration of Issue (years)	18.957
Par Amount	133,215,000.00
Bond Proceeds	133,215,000.00
Total Interest	119,723,571.00
Net Interest	122,387,871.00
Bond Years from Dated Date	3,912,535,000.00
Bond Years from Delivery Date	3,912,535,000.00
Total Debt Service	252,938,571.00
Maximum Annual Debt Service	9,017,750.00
Average Annual Debt Service	6,323,464.28
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2063	133,215,000.00	100.000	3.060%	29.370	04/14/2053	306,394.50
	133,215,000.00			29.370		306,394.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	133,215,000.00	133,215,000.00	133,215,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,664,300.00	-2,664,300.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	130,550,700.00	130,250,700.00	133,215,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	3.167831%	3.180164%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2024			2,038,189.50	2,038,189.50	
12/01/2024			2,038,189.50	2,038,189.50	4,076,379
06/01/2025			2,038,189.50	2,038,189.50	
12/01/2025			2,038,189.50	2,038,189.50	4,076,379
06/01/2026			2,038,189.50	2,038,189.50	
12/01/2026			2,038,189.50	2,038,189.50	4,076,379
06/01/2027			2,038,189.50	2,038,189.50	
12/01/2027			2,038,189.50	2,038,189.50	4,076,379
06/01/2028			2,038,189.50	2,038,189.50	
12/01/2028			2,038,189.50	2,038,189.50	4,076,379
06/01/2029			2,038,189.50	2,038,189.50	
12/01/2029	340,000	3.060%	2,038,189.50	2,378,189.50	4,416,379
06/01/2030			2,032,987.50	2,032,987.50	
12/01/2030	715,000	3.060%	2,032,987.50	2,747,987.50	4,780,975
06/01/2031			2,022,048.00	2,022,048.00	
12/01/2031	770,000	3.060%	2,022,048.00	2,792,048.00	4,814,096
06/01/2032			2,010,267.00	2,010,267.00	
12/01/2032	985,000	3.060%	2,010,267.00	2,995,267.00	5,005,534
06/01/2033			1,995,196.50	1,995,196.50	
12/01/2033	1,015,000	3.060%	1,995,196.50	3,010,196.50	5,005,393
06/01/2034			1,979,667.00	1,979,667.00	
12/01/2034	1,245,000	3.060%	1,979,667.00	3,224,667.00	5,204,334
06/01/2035			1,960,618.50	1,960,618.50	
12/01/2035	1,285,000	3.060%	1,960,618.50	3,245,618.50	5,206,237
06/01/2036			1,940,958.00	1,940,958.00	
12/01/2036	1,535,000	3.060%	1,940,958.00	3,475,958.00	5,416,916
06/01/2037			1,917,472.50	1,917,472.50	
12/01/2037	1,580,000	3.060%	1,917,472.50	3,497,472.50	5,414,945
06/01/2038			1,893,298.50	1,893,298.50	
12/01/2038	1,845,000	3.060%	1,893,298.50	3,738,298.50	5,631,597
06/01/2039			1,865,070.00	1,865,070.00	
12/01/2039	1,900,000	3.060%	1,865,070.00	3,765,070.00	5,630,140
06/01/2040			1,836,000.00	1,836,000.00	
12/01/2040	2,185,000	3.060%	1,836,000.00	4,021,000.00	5,857,000
06/01/2041			1,802,569.50	1,802,569.50	
12/01/2041	2,250,000	3.060%	1,802,569.50	4,052,569.50	5,855,139
06/01/2042			1,768,144.50	1,768,144.50	
12/01/2042	2,555,000	3.060%	1,768,144.50	4,323,144.50	6,091,289
06/01/2043			1,729,053.00	1,729,053.00	
12/01/2043	2,635,000	3.060%	1,729,053.00	4,364,053.00	6,093,106
06/01/2044			1,688,737.50	1,688,737.50	
12/01/2044	2,955,000	3.060%	1,688,737.50	4,643,737.50	6,332,475
06/01/2045			1,643,526.00	1,643,526.00	
12/01/2045	3,050,000	3.060%	1,643,526.00	4,693,526.00	6,337,052
06/01/2046			1,596,861.00	1,596,861.00	
12/01/2046	3,395,000	3.060%	1,596,861.00	4,991,861.00	6,588,722
06/01/2047			1,544,917.50	1,544,917.50	
12/01/2047	3,500,000	3.060%	1,544,917.50	5,044,917.50	6,589,835
06/01/2048			1,491,367.50	1,491,367.50	
12/01/2048	3,870,000	3.060%	1,491,367.50	5,361,367.50	6,852,735
06/01/2049			1,432,156.50	1,432,156.50	
12/01/2049	3,990,000	3.060%	1,432,156.50	5,422,156.50	6,854,313
06/01/2050			1,371,109.50	1,371,109.50	
12/01/2050	4,385,000	3.060%	1,371,109.50	5,756,109.50	7,127,219
06/01/2051			1,304,019.00	1,304,019.00	
12/01/2051	4,520,000	3.060%	1,304,019.00	5,824,019.00	7,128,038
06/01/2052			1,234,863.00	1,234,863.00	
12/01/2052	4,940,000	3.060%	1,234,863.00	6,174,863.00	7,409,726
06/01/2053			1,159,281.00	1,159,281.00	
12/01/2053	5,095,000	3.060%	1,159,281.00	6,254,281.00	7,413,562
06/01/2054			1,081,327.50	1,081,327.50	
12/01/2054	5,545,000	3.060%	1,081,327.50	6,626,327.50	7,707,655
06/01/2055			996,489.00	996,489.00	
12/01/2055	5,715,000	3.060%	996,489.00	6,711,489.00	7,707,978
06/01/2056			909,049.50	909,049.50	
12/01/2056	6,200,000	3.060%	909,049.50	7,109,049.50	8,018,099
06/01/2057			814,189.50	814,189.50	
12/01/2057	6,390,000	3.060%	814,189.50	7,204,189.50	8,018,379
06/01/2058			716,422.50	716,422.50	
12/01/2058	6,905,000	3.060%	716,422.50	7,621,422.50	8,337,845

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2059			610,776.00	610,776.00	
12/01/2059	7,115,000	3.060%	610,776.00	7,725,776.00	8,336,552
06/01/2060			501,916.50	501,916.50	
12/01/2060	7,665,000	3.060%	501,916.50	8,166,916.50	8,668,833
06/01/2061			384,642.00	384,642.00	
12/01/2061	7,900,000	3.060%	384,642.00	8,284,642.00	8,669,284
06/01/2062			263,772.00	263,772.00	
12/01/2062	8,490,000	3.060%	263,772.00	8,753,772.00	9,017,544
06/01/2063			133,875.00	133,875.00	
12/01/2063	8,750,000	3.060%	133,875.00	8,883,875.00	9,017,750
	133,215,000		119,723,571.00	252,938,571.00	252,938,571

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2024		4,076,379	4,076,379	4,076,379	
12/01/2025		4,076,379	4,076,379	4,076,379	
12/01/2026		4,076,379	4,076,379	4,076,379	
12/01/2027		4,076,379	4,076,379		4,076,379
12/01/2028		4,076,379	4,076,379		4,076,379
12/01/2029	340,000	4,076,379	4,416,379		4,416,379
12/01/2030	715,000	4,065,975	4,780,975		4,780,975
12/01/2031	770,000	4,044,096	4,814,096		4,814,096
12/01/2032	985,000	4,020,534	5,005,534		5,005,534
12/01/2033	1,015,000	3,990,393	5,005,393		5,005,393
12/01/2034	1,245,000	3,959,334	5,204,334		5,204,334
12/01/2035	1,285,000	3,921,237	5,206,237		5,206,237
12/01/2036	1,535,000	3,881,916	5,416,916		5,416,916
12/01/2037	1,580,000	3,834,945	5,414,945		5,414,945
12/01/2038	1,845,000	3,786,597	5,631,597		5,631,597
12/01/2039	1,900,000	3,730,140	5,630,140		5,630,140
12/01/2040	2,185,000	3,672,000	5,857,000		5,857,000
12/01/2041	2,250,000	3,605,139	5,855,139		5,855,139
12/01/2042	2,555,000	3,536,289	6,091,289		6,091,289
12/01/2043	2,635,000	3,458,106	6,093,106		6,093,106
12/01/2044	2,955,000	3,377,475	6,332,475		6,332,475
12/01/2045	3,050,000	3,287,052	6,337,052		6,337,052
12/01/2046	3,395,000	3,193,722	6,588,722		6,588,722
12/01/2047	3,500,000	3,089,835	6,589,835		6,589,835
12/01/2048	3,870,000	2,982,735	6,852,735		6,852,735
12/01/2049	3,990,000	2,864,313	6,854,313		6,854,313
12/01/2050	4,385,000	2,742,219	7,127,219		7,127,219
12/01/2051	4,520,000	2,608,038	7,128,038		7,128,038
12/01/2052	4,940,000	2,469,726	7,409,726		7,409,726
12/01/2053	5,095,000	2,318,562	7,413,562		7,413,562
12/01/2054	5,545,000	2,162,655	7,707,655		7,707,655
12/01/2055	5,715,000	1,992,978	7,707,978		7,707,978
12/01/2056	6,200,000	1,818,099	8,018,099		8,018,099
12/01/2057	6,390,000	1,628,379	8,018,379		8,018,379
12/01/2058	6,905,000	1,432,845	8,337,845		8,337,845
12/01/2059	7,115,000	1,221,552	8,336,552		8,336,552
12/01/2060	7,665,000	1,003,833	8,668,833		8,668,833
12/01/2061	7,900,000	769,284	8,669,284		8,669,284
12/01/2062	8,490,000	527,544	9,017,544		9,017,544
12/01/2063	8,750,000	267,750	9,017,750		9,017,750
	133,215,000	119,723,571	252,938,571	12,229,137	240,709,434

BOND SOLUTION

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2024		4,076,379	-4,076,379		143,810	143,810	
12/01/2025		4,076,379	-4,076,379		595,119	595,119	
12/01/2026		4,076,379	-4,076,379		1,241,660	1,241,660	
12/01/2027		4,076,379		4,076,379	2,414,165	-1,662,214	59.22327%
12/01/2028		4,076,379		4,076,379	3,843,821	-232,558	94.29499%
12/01/2029	340,000	4,416,379		4,416,379	4,417,943	1,564	100.03541%
12/01/2030	715,000	4,780,975		4,780,975	4,781,610	635	100.01328%
12/01/2031	770,000	4,814,096		4,814,096	4,815,814	1,718	100.03568%
12/01/2032	985,000	5,005,534		5,005,534	5,008,446	2,912	100.05818%
12/01/2033	1,015,000	5,005,393		5,005,393	5,008,446	3,053	100.06100%
12/01/2034	1,245,000	5,204,334		5,204,334	5,208,784	4,450	100.08550%
12/01/2035	1,285,000	5,206,237		5,206,237	5,208,784	2,547	100.04892%
12/01/2036	1,535,000	5,416,916		5,416,916	5,417,135	219	100.00405%
12/01/2037	1,580,000	5,414,945		5,414,945	5,417,135	2,190	100.04045%
12/01/2038	1,845,000	5,631,597		5,631,597	5,633,821	2,224	100.03949%
12/01/2039	1,900,000	5,630,140		5,630,140	5,633,821	3,681	100.06537%
12/01/2040	2,185,000	5,857,000		5,857,000	5,859,174	2,174	100.03711%
12/01/2041	2,250,000	5,855,139		5,855,139	5,859,174	4,035	100.06891%
12/01/2042	2,555,000	6,091,289		6,091,289	6,093,540	2,251	100.03696%
12/01/2043	2,635,000	6,093,106		6,093,106	6,093,540	434	100.00713%
12/01/2044	2,955,000	6,332,475		6,332,475	6,337,282	4,807	100.07591%
12/01/2045	3,050,000	6,337,052		6,337,052	6,337,282	230	100.00363%
12/01/2046	3,395,000	6,588,722		6,588,722	6,590,773	2,051	100.03113%
12/01/2047	3,500,000	6,589,835		6,589,835	6,590,773	938	100.01424%
12/01/2048	3,870,000	6,852,735		6,852,735	6,854,404	1,669	100.02436%
12/01/2049	3,990,000	6,854,313		6,854,313	6,854,404	91	100.00133%
12/01/2050	4,385,000	7,127,219		7,127,219	7,128,580	1,361	100.01910%
12/01/2051	4,520,000	7,128,038		7,128,038	7,128,580	542	100.00761%
12/01/2052	4,940,000	7,409,726		7,409,726	7,413,724	3,998	100.05395%
12/01/2053	5,095,000	7,413,562		7,413,562	7,413,724	162	100.00218%
12/01/2054	5,545,000	7,707,655		7,707,655	7,710,273	2,618	100.03396%
12/01/2055	5,715,000	7,707,978		7,707,978	7,710,273	2,295	100.02977%
12/01/2056	6,200,000	8,018,099		8,018,099	8,018,684	585	100.00729%
12/01/2057	6,390,000	8,018,379		8,018,379	8,018,684	305	100.00380%
12/01/2058	6,905,000	8,337,845		8,337,845	8,339,431	1,586	100.01902%
12/01/2059	7,115,000	8,336,552		8,336,552	8,339,431	2,879	100.03453%
12/01/2060	7,665,000	8,668,833		8,668,833	8,673,008	4,175	100.04816%
12/01/2061	7,900,000	8,669,284		8,669,284	8,673,008	3,724	100.04296%
12/01/2062	8,490,000	9,017,544		9,017,544	9,019,928	2,384	100.02644%
12/01/2063	8,750,000	9,017,750		9,017,750	9,019,928	2,178	100.02416%
	133,215,000	252,938,571	-12,229,137	240,709,434	240,867,918	158,484	

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 7

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 7 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:104077

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 7

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 7 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required

disclosures, and waives and releases the Town from any claims the District might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No. 7

By: _____
President

Attest:

By: _____
Secretary

2171:0003:104077

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 7 Fund"). The monies in the Cherry Creek Metropolitan District No. 7 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 8, 9 and 11, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 8, 9, and 11. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 8, 9 and 11 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 7**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 7

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

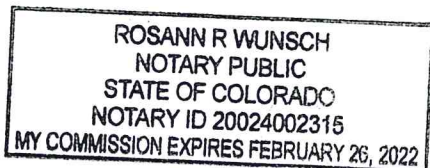
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.312, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 8, 9 and 11, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 8, 9, and 11. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 8, 9 and 11 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 7**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By:

Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 7

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

RESOLUTION NO. 20-025, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 8 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

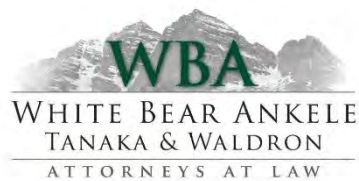
EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts' Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	14
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	15
A.	General	15
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	17
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**District Nos. 4-6**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (the “**Districts**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4-7 and 9-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4-7 and 9-11 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, the Districts shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth

in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 8: means Cherry Creek South Metropolitan District No. 8.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 7-9 and 11.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 236.091 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 473.519 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved

Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$166,518,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for,

except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the

then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$102,162,627.00. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions

of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. FINANCIAL PLAN

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$166,518,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$166,518,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the

Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in

any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District's organization. The District shall not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and
10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by

the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;
10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;
11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and
12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTIONS 5 AND 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 70°04'01" EAST, A DISTANCE OF 1389.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2009012692 IN SAID RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,720.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 14°37'34" WEST, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'59", AN ARC LENGTH OF 263.16 FEET;
2. TANGENT TO SAID CURVE, NORTH 66°36'28" EAST, A DISTANCE OF 318.97 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 23°23'30" EAST, A DISTANCE OF 241.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°24'02", AN ARC LENGTH OF 183.79 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'32" WEST, A DISTANCE OF 188.58 FEET;

THENCE SOUTH 89°59'28" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°08'17" EAST, A DISTANCE OF 47.46 FEET;

THENCE SOUTH 19°51'47" EAST, A DISTANCE OF 158.33 FEET;

THENCE SOUTH 41°11'12" EAST, A DISTANCE OF 481.75 FEET;

THENCE NORTH 80°45'34" EAST, A DISTANCE OF 623.53 FEET;

THENCE NORTH 21°54'05" EAST, A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 621.21 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°18'01" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'08", AN ARC LENGTH OF 178.74 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 20°37'48" WEST, A DISTANCE OF 124.14 FEET;

THENCE NORTH 66°46'11" EAST, A DISTANCE OF 196.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2,000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°46'11" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'52", AN ARC LENGTH OF 125.01 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 26°48'41" EAST, A DISTANCE OF 339.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3,000.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'43", AN ARC LENGTH OF 670.83 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3,000.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'00", AN ARC LENGTH OF 1,607.44 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 16°42'01" WEST, A DISTANCE OF 1,290.72 FEET;

THENCE SOUTH 16°42'01" WEST, A DISTANCE OF 755.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,500.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'07", AN ARC LENGTH OF 741.38 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 11°37'06" EAST, A DISTANCE OF 200.69 FEET TO THE SOUTHERLY BOUNDARY OF SAID CORRECTION SPECIAL WARRANTY DEED;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. NON-TANGENT TO SAID CURVE, SOUTH 81°02'05" WEST, A DISTANCE OF 843.76 FEET THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,265.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°46'05" WEST;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°35'02", AN ARC LENGTH OF 1,382.68 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 55°15'32" WEST, A DISTANCE OF 412.26 FEET;
4. NORTH 52°02'09" WEST, A DISTANCE OF 551.57 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 39°30'12" EAST, A DISTANCE OF 562.90 FEET;

THENCE SOUTH 50°29'48" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 50°35'31" EAST, A DISTANCE OF 820.58 FEET;

THENCE NORTH 34°02'24" EAST, A DISTANCE OF 398.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 640.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°15'32" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°35'00", AN ARC LENGTH OF 40.03 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 640.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°02'20", AN ARC LENGTH OF 45.11 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°07'09" WEST, A DISTANCE OF 665.81 FEET;

THENCE NORTH 67°52'51" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 22°07'09" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 22°07'09" WEST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°25'37", AN ARC LENGTH OF 61.81 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 63°27'14" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 24°52'42" EAST, A DISTANCE OF 2,336.54 FEET;

THENCE NORTH 04°26'28" WEST, A DISTANCE OF 510.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,036.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°30'08" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'01", AN ARC LENGTH OF 247.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 927.44 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°51'52", AN ARC LENGTH OF 175.86 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 42°00'04" WEST, A DISTANCE OF 441.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°03'20", AN ARC LENGTH OF 214.28 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 68°22'20" WEST, A DISTANCE OF 47.49 FEET;

THENCE NORTH 27°18'28" WEST, A DISTANCE OF 129.49 FEET;

THENCE NORTH 38°24'07" WEST, A DISTANCE OF 83.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 813.01 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°54'00" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°27'57", AN ARC LENGTH OF 233.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,535.54 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 32°37'15" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°19'51", AN ARC LENGTH OF 235.90 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 61°47'56" WEST, A DISTANCE OF 109.00 FEET;

THENCE NORTH 14°37'26" WEST, A DISTANCE OF 50.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 236.091 ACRES, (10,284,128 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

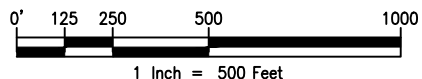


EXHIBIT C-1

DISTRICT BOUNDARY MAP

POINT OF COMMENCEMENT

NW CORNER SEC. 32, T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 28286"

SPECIAL WARRANTY DEED
REC. NO. 2009012692

NORTH LINE OF SEC. 32

NE CORNER SEC. 32, T.6S.,
R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM
CAP STAMPED "LS 35593"

POINT OF BEGINNING

PARCEL C
CORRECTION SPECIAL WARRANTY DEED
REC. NO. 2011077256

PARCEL 1
10,284,128 SF
236.091 AC

SEC. 32,
T.6S., R.66W.,
SIXTH P.M.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 8.DWG
DWG: TGS CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 500'



300 E. MINERAL AVENUE
SUITE 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8
DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 3 SHEETS

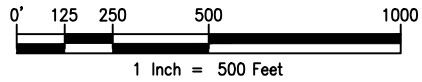
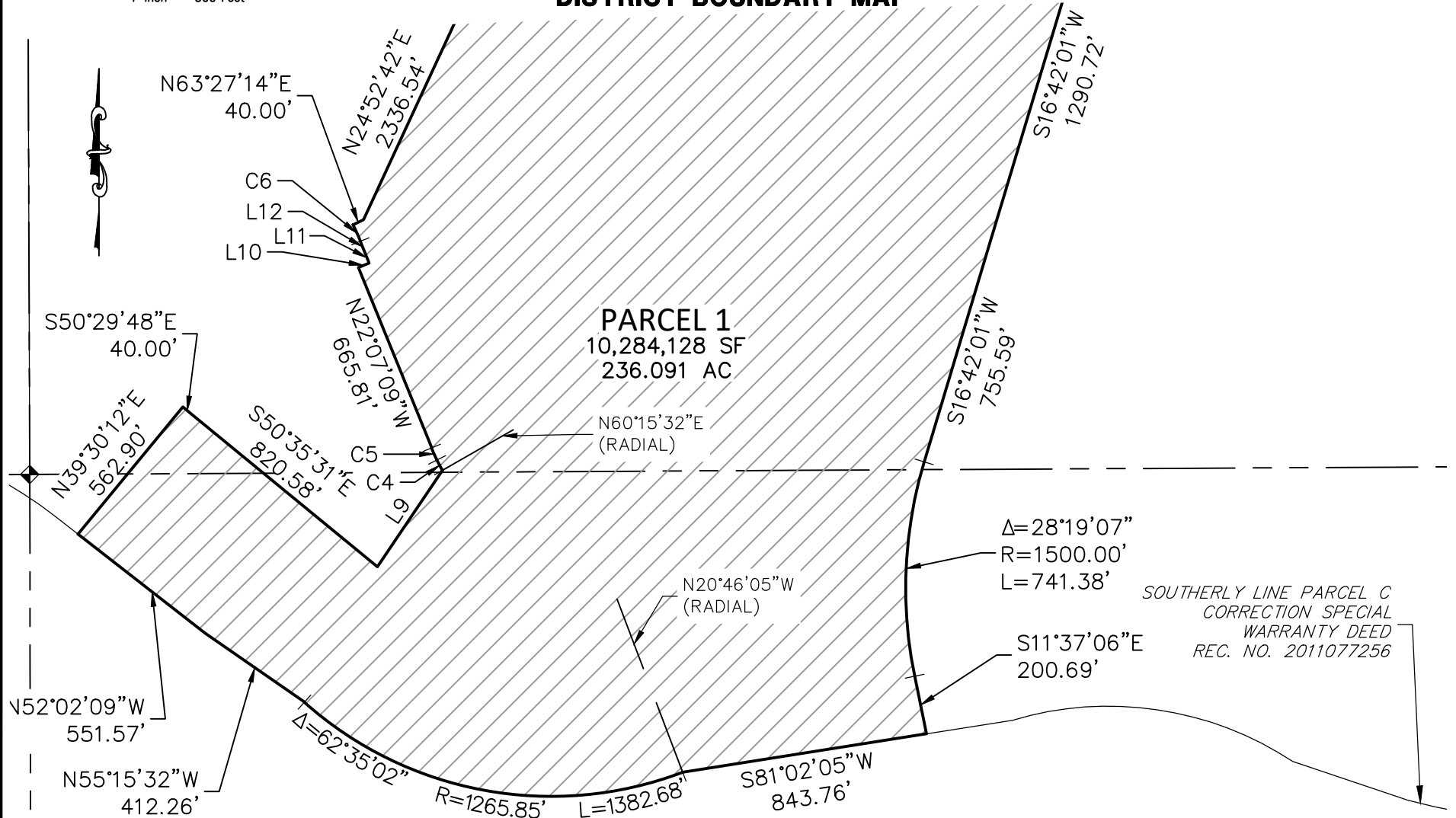


EXHIBIT C-1

DISTRICT BOUNDARY MAP



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 8.DWG
 DWG: DLL CHK: DSB
 DATE: 7/10/2019
 SCALE: 1" = 500'



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 3 SHEETS

EXHIBIT C-1

DISTRICT BOUNDARY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°36'28"E	318.97'
L2	S00°00'32"W	188.58'
L3	S89°59'28"E	40.00'
L4	N89°08'17"E	47.46'
L5	S19°51'47"E	158.33'
L6	S41°11'12"E	481.75'
L7	N21°54'05"E	220.41'
L8	N20°37'48"W	124.14'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N34°02'24"E	398.44'
L10	N67°52'51"E	40.00'
L11	N22°07'09"W	40.00'
L12	N22°07'09"W	40.00'
L13	N04°26'28"W	510.89'
L14	N42°00'04"W	441.50'
L15	S68°22'20"W	47.49'
L16	N27°18'28"W	129.49'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N38°24'07"W	83.61'
L18	N61°47'56"W	109.00'
L19	N14°37'26"W	50.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°45'59"	1720.00'	263.16'
C2	23°24'02"	450.00'	183.79'
C3	16°29'08"	621.21'	178.74'
C4	3°35'00"	640.00'	40.03'
C5	4°02'20"	640.00'	45.11'
C6	4°25'37"	800.00'	61.81'
C7	13°42'01"	1036.43'	247.82'
C8	10°51'52"	927.44'	175.86'
C9	25°03'20"	490.00'	214.28'
C10	16°27'57"	813.01'	233.65'
C11	5°19'51"	2535.54'	235.90'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 8.DWG
 DWG: DLL CHK: DSB
 DATE: 7/10/2019
 SCALE: N/A



300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

3 OF 3 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
			District No. 4 Total	\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

<i>Stroh Road (Half-width Arterial)</i>	<i>5,010</i>	<i>LF</i>		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

<i>Bramwell Drive (Full width Residential Collector)</i>	<i>523</i>	<i>LF</i>		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	<i>2,193</i>	<i>LF</i>		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787
			District No. 5 Total	\$11,519,023

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
		Sanitary Sewer Subtotal		\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
Jordan Road (Full-width Residential Collector)	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Section II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
		District No. 7 Total		\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
District No. 8 Total				\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
			Sub Total	\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
			Sub Total	\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
			Sub Total	\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity		Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00

Total Cost **\$2,859,466.00**

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$1,745,508.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost \$10,175,576.00

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost \$0.00

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00

Total Cost **\$253,869.00**

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$49,150.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00
Total Cost					\$424,603.00

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$266,046.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00
Total Cost					\$419,141.00

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$217,500.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost \$679,170.00

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

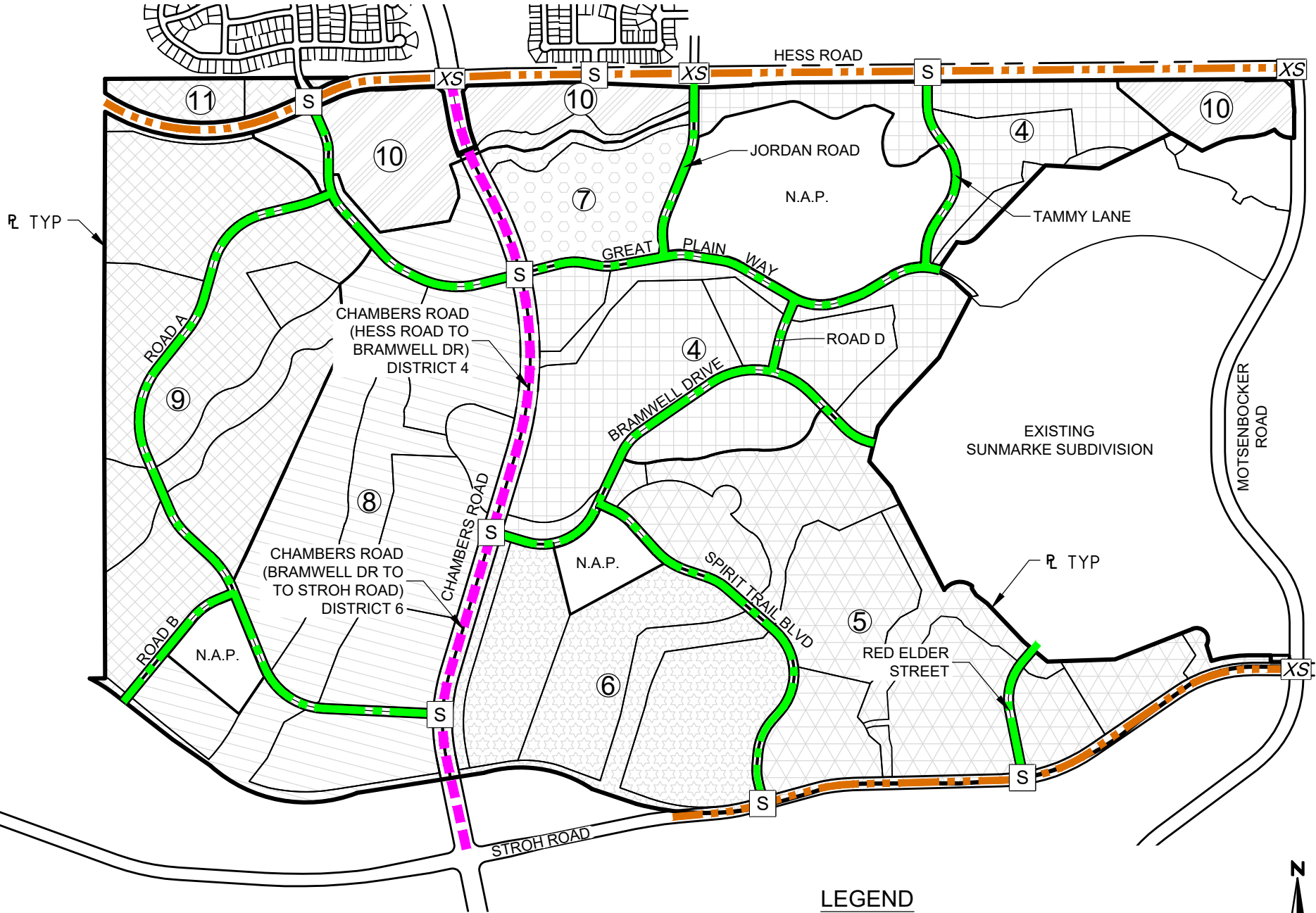
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

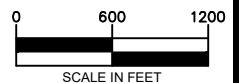
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- XS EXISTING SIGNAL
- S PROPOSED SIGNAL



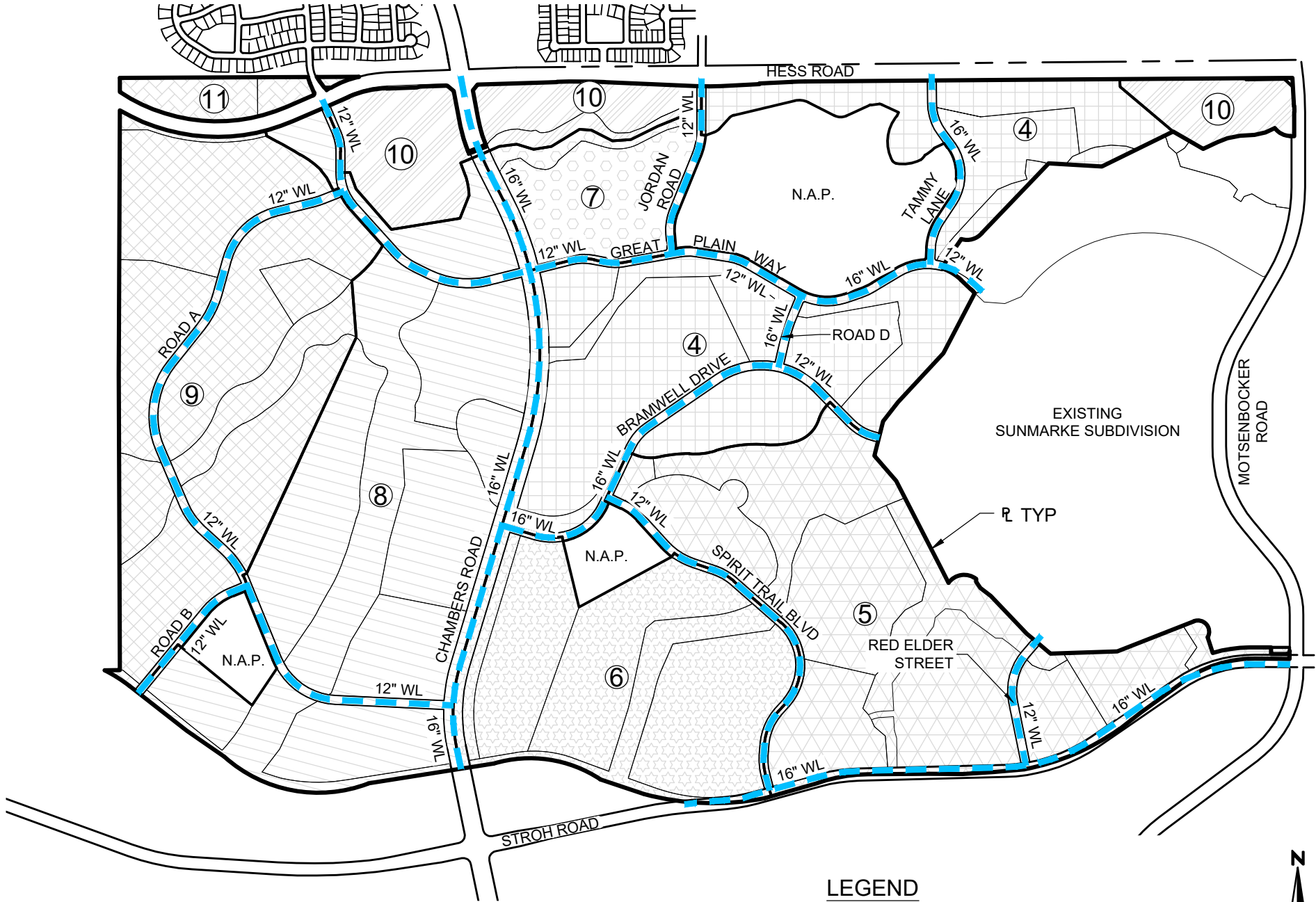
SHEET

1

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN ROADWAY SYSTEM

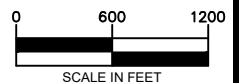
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

— WATERLINE (SIZE AS NOTED)

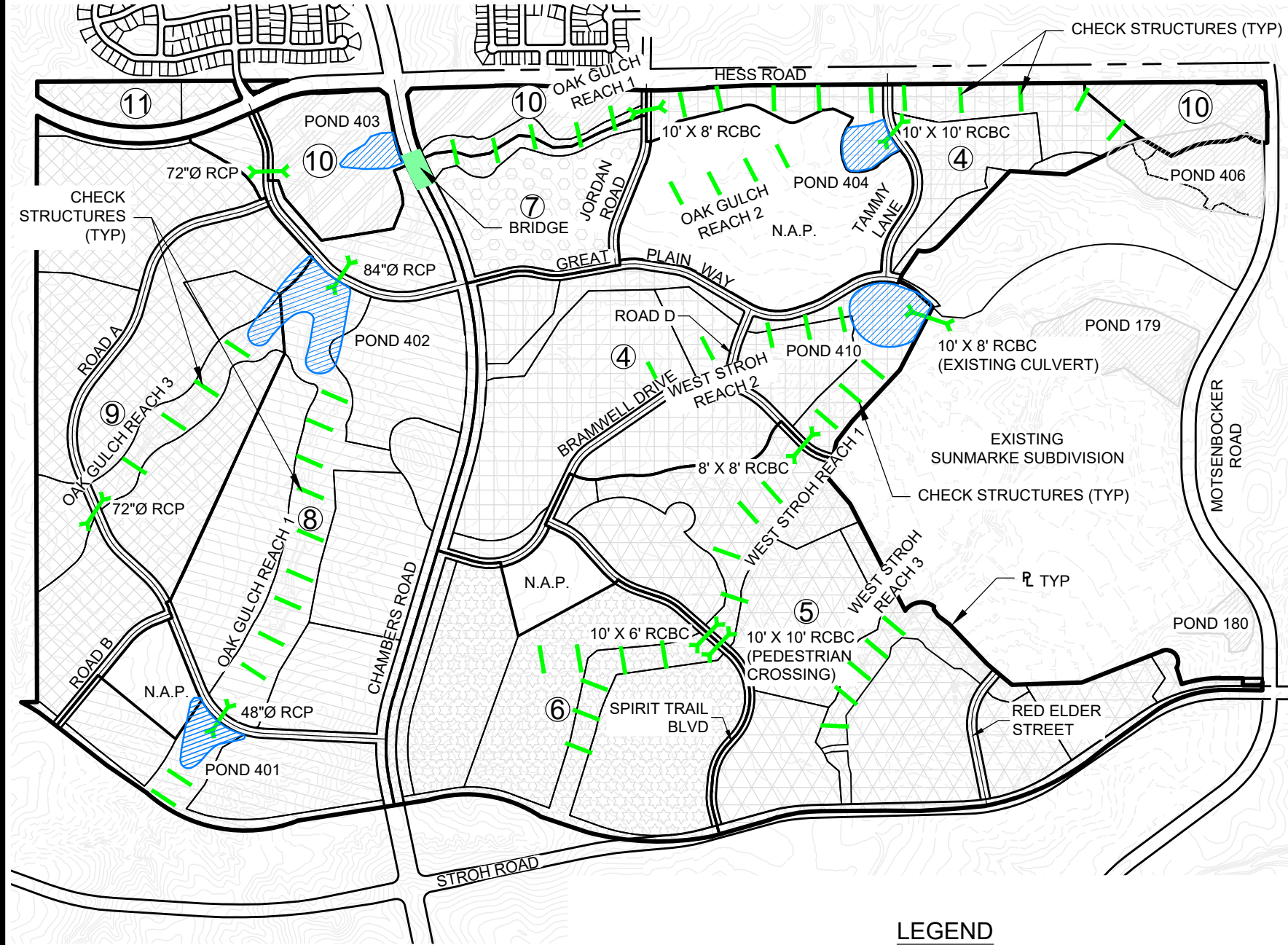


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

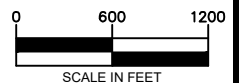




LEGEND

72"Ø RCP 


CULVERT
 CHECK STRUCTURE -
 CHANNEL IMPROVEMENT

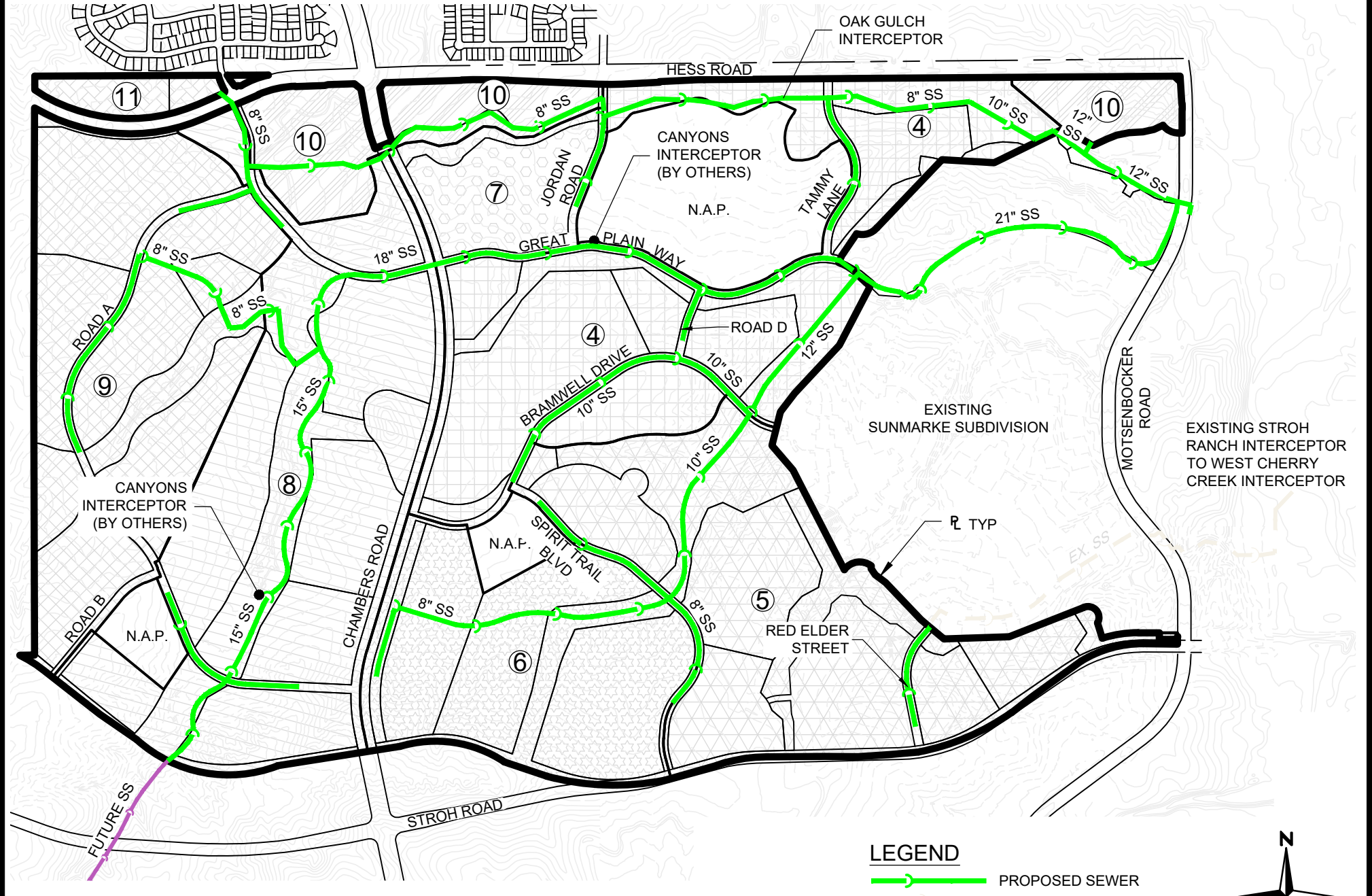


SHEET
 3

CHERRY CREEK SOUTH
 METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
 STORM DRAINAGE SYSTEM

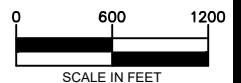
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



4
SHEET

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN SANITARY SEWER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

	<<<<<<< Residential >>>>>>>				< Platted/Developed Lots >		<<<<<<<< Commercial >>>>>>>>>					
	Mkt Value Biennial		As'ed Value @ 7.15%		As'ed Value @ 29.00%			Mkt Value Biennial		As'ed Value @ 29.00%		Total
YEAR	Total Res'l Units	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Cumulative Market Value	of Market (2-yr lag)	Total Comm'l Sq. Ft.	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Assessed Value	
2021	0		0	0	0	0	0		0	0	0	
2022	0	0	0	0	7,125,000	0	0	0	0	0	0	
2023	175		77,123,291	0	10,470,000	0	0		0	0	0	
2024	254	3,084,932	195,805,483	0	13,241,240	2,066,250	0	0	0	0	2,066,250	
2025	265		330,100,352	5,514,315	23,398,740	3,036,300	65,812		14,823,000	0	8,550,615	
2026	491	13,204,014	596,962,878	14,000,092	12,722,500	3,839,960	65,812	592,920	30,535,380	0	17,840,052	
2027	279		746,027,243	23,602,175	4,415,000	6,785,635			30,535,380	4,298,670	34,686,480	
2028	73	29,841,090	828,631,670	42,682,846	845,000	3,689,525	0	1,221,415	31,756,796	8,855,260	55,227,631	
2029	13		838,932,172	53,340,948	(0)	1,280,350	0		31,756,796	8,855,260	63,476,558	
2030	0	33,557,287	872,489,459	59,247,164	(0)	245,050	0	1,270,272	33,027,068	9,209,471	68,701,685	
2031	0		872,489,459	59,983,650	(0)	(0)	0		33,027,068	9,209,471	69,193,121	
2032	0	34,899,578	907,389,038	62,382,996	(0)	(0)	0	1,321,083	34,348,150	9,577,850	71,960,846	
2033	0		907,389,038	62,382,996	(0)	(0)	0		34,348,150	9,577,850	71,960,846	
2034	0	36,295,562	943,684,599	64,878,316	(0)	(0)	0	1,373,926	35,722,076	9,960,964	74,839,280	
2035	0		943,684,599	64,878,316	(0)	(0)	0		35,722,076	9,960,964	74,839,280	
2036	0	37,747,384	981,431,983	67,473,449	(0)	(0)	0	1,428,883	37,150,959	10,359,402	77,832,851	
2037	0		981,431,983	67,473,449	(0)	(0)	0		37,150,959	10,359,402	77,832,851	
2038	0	39,257,279	1,020,689,263	70,172,387	(0)	(0)	0	1,486,038	38,636,998	10,773,778	80,946,165	
2039	0		1,020,689,263	70,172,387	(0)	(0)	0		38,636,998	10,773,778	80,946,165	
2040		40,827,571	1,061,516,833	72,979,282	(0)	(0)		1,545,480	40,182,478	11,204,729	84,184,012	
2041			1,061,516,833	72,979,282	(0)	(0)			40,182,478	11,204,729	84,184,012	
2042		42,460,673	1,103,977,506	75,898,454	(0)	(0)		1,607,299	41,789,777	11,652,918	87,551,372	
2043			1,103,977,506	75,898,454	(0)	(0)			41,789,777	11,652,918	87,551,372	
2044		44,159,100	1,148,136,607	78,934,392	(0)	(0)		1,671,591	43,461,368	12,119,035	91,053,427	
2045			1,148,136,607	78,934,392	(0)	(0)			43,461,368	12,119,035	91,053,427	
2046		45,925,464	1,194,062,071	82,091,767	(0)	(0)		1,738,455	45,199,822	12,603,797	94,695,564	
2047			1,194,062,071	82,091,767	(0)	(0)			45,199,822	12,603,797	94,695,564	
2048		47,762,483	1,241,824,554	85,375,438	(0)	(0)		1,807,993	47,007,815	13,107,949	98,483,387	
2049			1,241,824,554	85,375,438	(0)	(0)			47,007,815	13,107,949	98,483,387	
2050		49,672,982	1,291,497,536	88,790,456	(0)	(0)		1,880,313	48,888,128	13,632,266	102,422,722	
2051			1,291,497,536	88,790,456	(0)	(0)			48,888,128	13,632,266	102,422,722	
2052		51,659,901	1,343,157,437	92,342,074	(0)	(0)		1,955,525	50,843,653	14,177,557	106,519,631	
2053			1,343,157,437	92,342,074	(0)	(0)			50,843,653	14,177,557	106,519,631	
2054		53,726,297	1,396,883,735	96,035,757	(0)	(0)		2,033,746	52,877,399	14,744,659	110,780,416	
2055			1,396,883,735	96,035,757	(0)	(0)			52,877,399	14,744,659	110,780,416	
2056		55,875,349	1,452,759,084	99,877,187	(0)	(0)		2,115,096	54,992,495	15,334,446	115,211,633	
2057			1,452,759,084	99,877,187	(0)	(0)			54,992,495	15,334,446	115,211,633	
2058		58,110,363	1,510,869,448	103,872,275	(0)	(0)		2,199,700	57,192,195	15,947,824	119,820,098	
2059			1,510,869,448	103,872,275	(0)	(0)			57,192,195	15,947,824	119,820,098	
2060		60,434,778	1,571,304,226	108,027,166	(0)	(0)		2,287,688	59,479,883	16,585,737	124,612,902	
2061			1,571,304,226	108,027,166	(0)	(0)			59,479,883	16,585,737	124,612,902	
2062		62,852,169	1,634,156,395	112,348,252	(0)	(0)		2,379,195	61,859,078	17,249,166	129,597,418	
2063			1,634,156,395	112,348,252	(0)	(0)			61,859,078	17,249,166	129,597,418	
	1,550	841,354,257					131,624	31,916,618				

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2021	0										
2022	7,125,000	57.000	0	\$0	5.000	0	0	5.000	0	0	0
2023	10,470,000	57.000	0	0	5.000	0	0	5.000	0	0	0
2024	15,307,490	57.000	115,421	6,925	5.000	10,125	607	5.000	10,125	607	143,810
2025	32,015,167	57.000	477,637	28,658	5.000	41,898	2,514	5.000	41,898	2,514	595,119
2026	30,628,364	57.000	996,545	59,793	5.000	87,416	5,245	5.000	87,416	5,245	1,241,660
2027	39,101,480	57.000	1,937,587	116,255	5.000	169,964	10,198	5.000	169,964	10,198	2,414,165
2028	56,072,631	57.000	3,085,015	185,101	5.000	270,615	16,237	5.000	270,615	16,237	3,843,821
2029	63,476,558	57.000	3,545,801	212,748	5.000	311,035	18,662	5.000	311,035	18,662	4,417,943
2030	68,701,685	57.000	3,837,676	230,261	5.000	336,638	20,198	5.000	336,638	20,198	4,781,610
2031	69,193,121	57.000	3,865,128	231,908	5.000	339,046	20,343	5.000	339,046	20,343	4,815,814
2032	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2033	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2034	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2035	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2036	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2037	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2038	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2039	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2040	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2041	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2042	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2043	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2044	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2045	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2046	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2047	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2048	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2049	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2050	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2051	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2052	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2053	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2054	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2055	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2056	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2057	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2058	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2059	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2060	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2061	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2062	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
2063	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
			193,318,380	11,599,103		16,957,753	1,017,465		16,957,753	1,017,465	240,867,918

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2023 \$133,215,000 Par [Net \$110.122 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Cum. Surplus Bal.
2021								
2022	0		n/a					
2023	0	\$0	0		7,900,000	6447%	64%	0%
2024	143,810	0	143,810	0	8,043,810	1558%	36%	0%
2025	595,119	0	595,119	0	8,638,930	747%	21%	0%
2026	1,241,660	0	1,241,660	0	9,880,590	384%	17%	0%
2027	2,414,165	4,076,379	(1,662,214)	0	8,218,376	241%	15%	261%
2028	3,843,821	4,076,379	(232,558)	0	7,985,818	210%	15%	290%
2029	4,417,943	4,416,379	1,564	0	7,987,382	193%	15%	281%
2030	4,781,610	4,780,975	635	0	7,988,017	191%	15%	267%
2031	4,815,814	4,814,096	1,718	0	7,989,735	183%	14%	266%
2032	5,008,446	5,005,534	2,912	0	7,992,647	181%	14%	260%
2033	5,008,446	5,005,393	3,053	0	7,995,700	173%	13%	260%
2034	5,208,784	5,204,334	4,450	0	8,000,150	171%	13%	254%
2035	5,208,784	5,206,237	2,547	0	8,002,697	163%	12%	254%
2036	5,417,135	5,416,916	219	0	8,002,916	161%	12%	248%
2037	5,417,135	5,414,945	2,190	0	8,005,106	153%	12%	248%
2038	5,633,821	5,631,597	2,224	0	8,007,330	151%	12%	242%
2039	5,633,821	5,630,140	3,681	0	8,011,011	143%	11%	242%
2040	5,859,174	5,857,000	2,174	0	8,013,184	140%	11%	237%
2041	5,859,174	5,855,139	4,035	0	8,017,219	132%	10%	237%
2042	6,093,540	6,091,289	2,251	0	8,019,470	129%	10%	232%
2043	6,093,540	6,093,106	434	0	8,019,905	121%	9%	232%
2044	6,337,282	6,332,475	4,807	0	8,024,712	118%	9%	227%
2045	6,337,282	6,337,052	230	0	8,024,942	110%	8%	227%
2046	6,590,773	6,588,722	2,051	0	8,026,993	107%	8%	222%
2047	6,590,773	6,589,835	938	0	8,027,932	99%	8%	222%
2048	6,854,404	6,852,735	1,669	0	8,029,601	95%	7%	217%
2049	6,854,404	6,854,313	91	0	8,029,692	87%	7%	217%
2050	7,128,580	7,127,219	1,361	0	8,031,054	83%	6%	213%
2051	7,128,580	7,128,038	542	0	8,031,596	76%	6%	213%
2052	7,413,724	7,409,726	3,998	0	8,035,594	71%	5%	209%
2053	7,413,724	7,413,562	162	0	8,035,756	64%	5%	208%
2054	7,710,273	7,707,655	2,618	0	8,038,373	59%	4%	204%
2055	7,710,273	7,707,978	2,295	0	8,040,668	52%	4%	204%
2056	8,018,684	8,018,099	585	0	8,041,252	46%	4%	200%
2057	8,018,684	8,018,379	305	0	8,041,557	39%	3%	200%
2058	8,339,431	8,337,845	1,586	0	8,043,143	33%	3%	197%
2059	8,339,431	8,336,552	2,879	0	8,046,022	26%	2%	197%
2060	8,673,008	8,668,833	4,175	0	8,050,197	20%	2%	193%
2061	8,673,008	8,669,284	3,724	0	8,053,921	13%	1%	193%
2062	9,019,928	9,017,544	2,384	0	8,056,306	7%	1%	189%
2063	9,019,928	9,017,750	2,178	8,058,484	0	0%	0%	100%
	240,867,918	240,709,434	158,484	8,058,484				

[CMar420 23nrsPC]

[*] Assumes \$7.900M Deposit to Surplus @ closing (tbd).

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M
2021					
2022	0	10.000	0	0	0
2023	0	10.000	0	0	0
2024	2,066,250	10.000	20,249	1,215	21,464
2025	8,550,615	10.000	83,796	5,028	88,824
2026	17,840,052	10.000	174,833	10,490	185,322
2027	34,686,480	10.000	339,928	20,396	360,323
2028	55,227,631	10.000	541,231	32,474	573,705
2029	63,476,558	10.000	622,070	37,324	659,394
2030	68,701,685	10.000	673,277	40,397	713,673
2031	69,193,121	10.000	678,093	40,686	718,778
2032	71,960,846	10.000	705,216	42,313	747,529
2033	71,960,846	10.000	705,216	42,313	747,529
2034	74,839,280	10.000	733,425	44,005	777,430
2035	74,839,280	10.000	733,425	44,005	777,430
2036	77,832,851	10.000	762,762	45,766	808,528
2037	77,832,851	10.000	762,762	45,766	808,528
2038	80,946,165	10.000	793,272	47,596	840,869
2039	80,946,165	10.000	793,272	47,596	840,869
2040	84,184,012	10.000	825,003	49,500	874,504
2041	84,184,012	10.000	825,003	49,500	874,504
2042	87,551,372	10.000	858,003	51,480	909,484
2043	87,551,372	10.000	858,003	51,480	909,484
2044	91,053,427	10.000	892,324	53,539	945,863
2045	91,053,427	10.000	892,324	53,539	945,863
2046	94,695,564	10.000	928,017	55,681	983,698
2047	94,695,564	10.000	928,017	55,681	983,698
2048	98,483,387	10.000	965,137	57,908	1,023,045
2049	98,483,387	10.000	965,137	57,908	1,023,045
2050	102,422,722	10.000	1,003,743	60,225	1,063,967
2051	102,422,722	10.000	1,003,743	60,225	1,063,967
2052	106,519,631	10.000	1,043,892	62,634	1,106,526
2053	106,519,631	10.000	1,043,892	62,634	1,106,526
2054	110,780,416	10.000	1,085,648	65,139	1,150,787
2055	110,780,416	10.000	1,085,648	65,139	1,150,787
2056	115,211,633	10.000	1,129,074	67,744	1,196,818
2057	115,211,633	10.000	1,129,074	67,744	1,196,818
2058	119,820,098	10.000	1,174,237	70,454	1,244,691
2059	119,820,098	10.000	1,174,237	70,454	1,244,691
2060	124,612,902	10.000	1,221,206	73,272	1,294,479
2061	124,612,902	10.000	1,221,206	73,272	1,294,479
2062	129,597,418	10.000	1,270,055	76,203	1,346,258
2063	129,597,418	10.000	1,270,055	76,203	1,346,258
			33,915,505	2,034,930	35,950,436

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Summary

Development Projection -- Buildout Plan (updated 5/2/19)



Residential Development

Product Type	Duplex	TH	24' Lots	50' Lots	60' Lots	Duplex2	TH2
Base \$ ('19)	\$450,000	\$375,000	\$450,000	\$550,000	\$650,000	\$450,000	\$375,000

2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	75	100	-	-	-	-	-
2024	126	128	-	-	-	-	-
2025	-	-	40	25	25	75	100
2026	-	-	100	50	40	126	175
2027	-	-	38	50	40	-	151
2028	-	-	-	33	40	-	-
2029	-	-	-	-	13	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-

201 228 178 158 158 201 426

MV @ Full Buildout
(base prices;un-infl.)

\$90,450,000 \$85,500,000 \$80,100,000 \$86,900,000 \$102,700,000 \$90,450,000 \$159,750,000

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

Commercial Development

Comm'l - .25 FAR (tbd)
\$200/sf

Res'l Totals

-
-
-
175
254
265
491
279
73
13
-
-
-
-
-
-
-

1,550

\$695,850,000

Comm'l Totals

-
-
-
-
65,812
65,812
-
-
-
-
-
-
-
-
-
-
-

131,624

\$26,324,800

131,624

\$26,324,800

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:

Bond Proceeds:	
Par Amount	133,215,000.00 **
	133,215,000.00

Uses:

Project Fund Deposits:	
Project Fund	110,121,563.00
Other Fund Deposits:	
Capitalized Interest Fund	12,229,137.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,664,300.00
Other Uses of Funds:	
Deposit to Surplus Fund	7,900,000.00
	133,215,000.00

****Debt Limit: \$166,518,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2063:					
	12/01/2029	340,000	3.060%	3.060%	100.000
	12/01/2030	715,000	3.060%	3.060%	100.000
	12/01/2031	770,000	3.060%	3.060%	100.000
	12/01/2032	985,000	3.060%	3.060%	100.000
	12/01/2033	1,015,000	3.060%	3.060%	100.000
	12/01/2034	1,245,000	3.060%	3.060%	100.000
	12/01/2035	1,285,000	3.060%	3.060%	100.000
	12/01/2036	1,535,000	3.060%	3.060%	100.000
	12/01/2037	1,580,000	3.060%	3.060%	100.000
	12/01/2038	1,845,000	3.060%	3.060%	100.000
	12/01/2039	1,900,000	3.060%	3.060%	100.000
	12/01/2040	2,185,000	3.060%	3.060%	100.000
	12/01/2041	2,250,000	3.060%	3.060%	100.000
	12/01/2042	2,555,000	3.060%	3.060%	100.000
	12/01/2043	2,635,000	3.060%	3.060%	100.000
	12/01/2044	2,955,000	3.060%	3.060%	100.000
	12/01/2045	3,050,000	3.060%	3.060%	100.000
	12/01/2046	3,395,000	3.060%	3.060%	100.000
	12/01/2047	3,500,000	3.060%	3.060%	100.000
	12/01/2048	3,870,000	3.060%	3.060%	100.000
	12/01/2049	3,990,000	3.060%	3.060%	100.000
	12/01/2050	4,385,000	3.060%	3.060%	100.000
	12/01/2051	4,520,000	3.060%	3.060%	100.000
	12/01/2052	4,940,000	3.060%	3.060%	100.000
	12/01/2053	5,095,000	3.060%	3.060%	100.000
	12/01/2054	5,545,000	3.060%	3.060%	100.000
	12/01/2055	5,715,000	3.060%	3.060%	100.000
	12/01/2056	6,200,000	3.060%	3.060%	100.000
	12/01/2057	6,390,000	3.060%	3.060%	100.000
	12/01/2058	6,905,000	3.060%	3.060%	100.000
	12/01/2059	7,115,000	3.060%	3.060%	100.000
	12/01/2060	7,665,000	3.060%	3.060%	100.000
	12/01/2061	7,900,000	3.060%	3.060%	100.000
	12/01/2062	8,490,000	3.060%	3.060%	100.000
	12/01/2063	8,750,000	3.060%	3.060%	100.000
		133,215,000			

Dated Date	12/01/2023	
Delivery Date	12/01/2023	
First Coupon	06/01/2024	
Par Amount	133,215,000.00	
Original Issue Discount		
Production	133,215,000.00	100.000000%
Underwriter's Discount	-2,664,300.00	-2.000000%
Purchase Price	130,550,700.00	98.000000%
Accrued Interest		
Net Proceeds	130,550,700.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023
First Coupon	06/01/2024
Last Maturity	12/01/2063
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.167831%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.180164%
Average Coupon	3.060000%
Average Life (years)	29.370
Weighted Average Maturity (years)	29.370
Duration of Issue (years)	18.957
Par Amount	133,215,000.00
Bond Proceeds	133,215,000.00
Total Interest	119,723,571.00
Net Interest	122,387,871.00
Bond Years from Dated Date	3,912,535,000.00
Bond Years from Delivery Date	3,912,535,000.00
Total Debt Service	252,938,571.00
Maximum Annual Debt Service	9,017,750.00
Average Annual Debt Service	6,323,464.28
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2063	133,215,000.00	100.000	3.060%	29.370	04/14/2053	306,394.50
	133,215,000.00			29.370		306,394.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	133,215,000.00	133,215,000.00	133,215,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,664,300.00	-2,664,300.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	130,550,700.00	130,250,700.00	133,215,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	3.167831%	3.180164%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2024			2,038,189.50	2,038,189.50	
12/01/2024			2,038,189.50	2,038,189.50	4,076,379
06/01/2025			2,038,189.50	2,038,189.50	
12/01/2025			2,038,189.50	2,038,189.50	4,076,379
06/01/2026			2,038,189.50	2,038,189.50	
12/01/2026			2,038,189.50	2,038,189.50	4,076,379
06/01/2027			2,038,189.50	2,038,189.50	
12/01/2027			2,038,189.50	2,038,189.50	4,076,379
06/01/2028			2,038,189.50	2,038,189.50	
12/01/2028			2,038,189.50	2,038,189.50	4,076,379
06/01/2029			2,038,189.50	2,038,189.50	
12/01/2029	340,000	3.060%	2,038,189.50	2,378,189.50	4,416,379
06/01/2030			2,032,987.50	2,032,987.50	
12/01/2030	715,000	3.060%	2,032,987.50	2,747,987.50	4,780,975
06/01/2031			2,022,048.00	2,022,048.00	
12/01/2031	770,000	3.060%	2,022,048.00	2,792,048.00	4,814,096
06/01/2032			2,010,267.00	2,010,267.00	
12/01/2032	985,000	3.060%	2,010,267.00	2,995,267.00	5,005,534
06/01/2033			1,995,196.50	1,995,196.50	
12/01/2033	1,015,000	3.060%	1,995,196.50	3,010,196.50	5,005,393
06/01/2034			1,979,667.00	1,979,667.00	
12/01/2034	1,245,000	3.060%	1,979,667.00	3,224,667.00	5,204,334
06/01/2035			1,960,618.50	1,960,618.50	
12/01/2035	1,285,000	3.060%	1,960,618.50	3,245,618.50	5,206,237
06/01/2036			1,940,958.00	1,940,958.00	
12/01/2036	1,535,000	3.060%	1,940,958.00	3,475,958.00	5,416,916
06/01/2037			1,917,472.50	1,917,472.50	
12/01/2037	1,580,000	3.060%	1,917,472.50	3,497,472.50	5,414,945
06/01/2038			1,893,298.50	1,893,298.50	
12/01/2038	1,845,000	3.060%	1,893,298.50	3,738,298.50	5,631,597
06/01/2039			1,865,070.00	1,865,070.00	
12/01/2039	1,900,000	3.060%	1,865,070.00	3,765,070.00	5,630,140
06/01/2040			1,836,000.00	1,836,000.00	
12/01/2040	2,185,000	3.060%	1,836,000.00	4,021,000.00	5,857,000
06/01/2041			1,802,569.50	1,802,569.50	
12/01/2041	2,250,000	3.060%	1,802,569.50	4,052,569.50	5,855,139
06/01/2042			1,768,144.50	1,768,144.50	
12/01/2042	2,555,000	3.060%	1,768,144.50	4,323,144.50	6,091,289
06/01/2043			1,729,053.00	1,729,053.00	
12/01/2043	2,635,000	3.060%	1,729,053.00	4,364,053.00	6,093,106
06/01/2044			1,688,737.50	1,688,737.50	
12/01/2044	2,955,000	3.060%	1,688,737.50	4,643,737.50	6,332,475
06/01/2045			1,643,526.00	1,643,526.00	
12/01/2045	3,050,000	3.060%	1,643,526.00	4,693,526.00	6,337,052
06/01/2046			1,596,861.00	1,596,861.00	
12/01/2046	3,395,000	3.060%	1,596,861.00	4,991,861.00	6,588,722
06/01/2047			1,544,917.50	1,544,917.50	
12/01/2047	3,500,000	3.060%	1,544,917.50	5,044,917.50	6,589,835
06/01/2048			1,491,367.50	1,491,367.50	
12/01/2048	3,870,000	3.060%	1,491,367.50	5,361,367.50	6,852,735
06/01/2049			1,432,156.50	1,432,156.50	
12/01/2049	3,990,000	3.060%	1,432,156.50	5,422,156.50	6,854,313
06/01/2050			1,371,109.50	1,371,109.50	
12/01/2050	4,385,000	3.060%	1,371,109.50	5,756,109.50	7,127,219
06/01/2051			1,304,019.00	1,304,019.00	
12/01/2051	4,520,000	3.060%	1,304,019.00	5,824,019.00	7,128,038
06/01/2052			1,234,863.00	1,234,863.00	
12/01/2052	4,940,000	3.060%	1,234,863.00	6,174,863.00	7,409,726
06/01/2053			1,159,281.00	1,159,281.00	
12/01/2053	5,095,000	3.060%	1,159,281.00	6,254,281.00	7,413,562
06/01/2054			1,081,327.50	1,081,327.50	
12/01/2054	5,545,000	3.060%	1,081,327.50	6,626,327.50	7,707,655
06/01/2055			996,489.00	996,489.00	
12/01/2055	5,715,000	3.060%	996,489.00	6,711,489.00	7,707,978
06/01/2056			909,049.50	909,049.50	
12/01/2056	6,200,000	3.060%	909,049.50	7,109,049.50	8,018,099
06/01/2057			814,189.50	814,189.50	
12/01/2057	6,390,000	3.060%	814,189.50	7,204,189.50	8,018,379
06/01/2058			716,422.50	716,422.50	
12/01/2058	6,905,000	3.060%	716,422.50	7,621,422.50	8,337,845

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2059			610,776.00	610,776.00	
12/01/2059	7,115,000	3.060%	610,776.00	7,725,776.00	8,336,552
06/01/2060			501,916.50	501,916.50	
12/01/2060	7,665,000	3.060%	501,916.50	8,166,916.50	8,668,833
06/01/2061			384,642.00	384,642.00	
12/01/2061	7,900,000	3.060%	384,642.00	8,284,642.00	8,669,284
06/01/2062			263,772.00	263,772.00	
12/01/2062	8,490,000	3.060%	263,772.00	8,753,772.00	9,017,544
06/01/2063			133,875.00	133,875.00	
12/01/2063	8,750,000	3.060%	133,875.00	8,883,875.00	9,017,750
	133,215,000		119,723,571.00	252,938,571.00	252,938,571

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2024		4,076,379	4,076,379	4,076,379	
12/01/2025		4,076,379	4,076,379	4,076,379	
12/01/2026		4,076,379	4,076,379	4,076,379	
12/01/2027		4,076,379	4,076,379		4,076,379
12/01/2028		4,076,379	4,076,379		4,076,379
12/01/2029	340,000	4,076,379	4,416,379		4,416,379
12/01/2030	715,000	4,065,975	4,780,975		4,780,975
12/01/2031	770,000	4,044,096	4,814,096		4,814,096
12/01/2032	985,000	4,020,534	5,005,534		5,005,534
12/01/2033	1,015,000	3,990,393	5,005,393		5,005,393
12/01/2034	1,245,000	3,959,334	5,204,334		5,204,334
12/01/2035	1,285,000	3,921,237	5,206,237		5,206,237
12/01/2036	1,535,000	3,881,916	5,416,916		5,416,916
12/01/2037	1,580,000	3,834,945	5,414,945		5,414,945
12/01/2038	1,845,000	3,786,597	5,631,597		5,631,597
12/01/2039	1,900,000	3,730,140	5,630,140		5,630,140
12/01/2040	2,185,000	3,672,000	5,857,000		5,857,000
12/01/2041	2,250,000	3,605,139	5,855,139		5,855,139
12/01/2042	2,555,000	3,536,289	6,091,289		6,091,289
12/01/2043	2,635,000	3,458,106	6,093,106		6,093,106
12/01/2044	2,955,000	3,377,475	6,332,475		6,332,475
12/01/2045	3,050,000	3,287,052	6,337,052		6,337,052
12/01/2046	3,395,000	3,193,722	6,588,722		6,588,722
12/01/2047	3,500,000	3,089,835	6,589,835		6,589,835
12/01/2048	3,870,000	2,982,735	6,852,735		6,852,735
12/01/2049	3,990,000	2,864,313	6,854,313		6,854,313
12/01/2050	4,385,000	2,742,219	7,127,219		7,127,219
12/01/2051	4,520,000	2,608,038	7,128,038		7,128,038
12/01/2052	4,940,000	2,469,726	7,409,726		7,409,726
12/01/2053	5,095,000	2,318,562	7,413,562		7,413,562
12/01/2054	5,545,000	2,162,655	7,707,655		7,707,655
12/01/2055	5,715,000	1,992,978	7,707,978		7,707,978
12/01/2056	6,200,000	1,818,099	8,018,099		8,018,099
12/01/2057	6,390,000	1,628,379	8,018,379		8,018,379
12/01/2058	6,905,000	1,432,845	8,337,845		8,337,845
12/01/2059	7,115,000	1,221,552	8,336,552		8,336,552
12/01/2060	7,665,000	1,003,833	8,668,833		8,668,833
12/01/2061	7,900,000	769,284	8,669,284		8,669,284
12/01/2062	8,490,000	527,544	9,017,544		9,017,544
12/01/2063	8,750,000	267,750	9,017,750		9,017,750
	133,215,000	119,723,571	252,938,571	12,229,137	240,709,434

BOND SOLUTION

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2024		4,076,379	-4,076,379		143,810	143,810	
12/01/2025		4,076,379	-4,076,379		595,119	595,119	
12/01/2026		4,076,379	-4,076,379		1,241,660	1,241,660	
12/01/2027		4,076,379		4,076,379	2,414,165	-1,662,214	59.22327%
12/01/2028		4,076,379		4,076,379	3,843,821	-232,558	94.29499%
12/01/2029	340,000	4,416,379		4,416,379	4,417,943	1,564	100.03541%
12/01/2030	715,000	4,780,975		4,780,975	4,781,610	635	100.01328%
12/01/2031	770,000	4,814,096		4,814,096	4,815,814	1,718	100.03568%
12/01/2032	985,000	5,005,534		5,005,534	5,008,446	2,912	100.05818%
12/01/2033	1,015,000	5,005,393		5,005,393	5,008,446	3,053	100.06100%
12/01/2034	1,245,000	5,204,334		5,204,334	5,208,784	4,450	100.08550%
12/01/2035	1,285,000	5,206,237		5,206,237	5,208,784	2,547	100.04892%
12/01/2036	1,535,000	5,416,916		5,416,916	5,417,135	219	100.00405%
12/01/2037	1,580,000	5,414,945		5,414,945	5,417,135	2,190	100.04045%
12/01/2038	1,845,000	5,631,597		5,631,597	5,633,821	2,224	100.03949%
12/01/2039	1,900,000	5,630,140		5,630,140	5,633,821	3,681	100.06537%
12/01/2040	2,185,000	5,857,000		5,857,000	5,859,174	2,174	100.03711%
12/01/2041	2,250,000	5,855,139		5,855,139	5,859,174	4,035	100.06891%
12/01/2042	2,555,000	6,091,289		6,091,289	6,093,540	2,251	100.03696%
12/01/2043	2,635,000	6,093,106		6,093,106	6,093,540	434	100.00713%
12/01/2044	2,955,000	6,332,475		6,332,475	6,337,282	4,807	100.07591%
12/01/2045	3,050,000	6,337,052		6,337,052	6,337,282	230	100.00363%
12/01/2046	3,395,000	6,588,722		6,588,722	6,590,773	2,051	100.03113%
12/01/2047	3,500,000	6,589,835		6,589,835	6,590,773	938	100.01424%
12/01/2048	3,870,000	6,852,735		6,852,735	6,854,404	1,669	100.02436%
12/01/2049	3,990,000	6,854,313		6,854,313	6,854,404	91	100.00133%
12/01/2050	4,385,000	7,127,219		7,127,219	7,128,580	1,361	100.01910%
12/01/2051	4,520,000	7,128,038		7,128,038	7,128,580	542	100.00761%
12/01/2052	4,940,000	7,409,726		7,409,726	7,413,724	3,998	100.05395%
12/01/2053	5,095,000	7,413,562		7,413,562	7,413,724	162	100.00218%
12/01/2054	5,545,000	7,707,655		7,707,655	7,710,273	2,618	100.03396%
12/01/2055	5,715,000	7,707,978		7,707,978	7,710,273	2,295	100.02977%
12/01/2056	6,200,000	8,018,099		8,018,099	8,018,684	585	100.00729%
12/01/2057	6,390,000	8,018,379		8,018,379	8,018,684	305	100.00380%
12/01/2058	6,905,000	8,337,845		8,337,845	8,339,431	1,586	100.01902%
12/01/2059	7,115,000	8,336,552		8,336,552	8,339,431	2,879	100.03453%
12/01/2060	7,665,000	8,668,833		8,668,833	8,673,008	4,175	100.04816%
12/01/2061	7,900,000	8,669,284		8,669,284	8,673,008	3,724	100.04296%
12/01/2062	8,490,000	9,017,544		9,017,544	9,019,928	2,384	100.02644%
12/01/2063	8,750,000	9,017,750		9,017,750	9,019,928	2,178	100.02416%
	133,215,000	252,938,571	-12,229,137	240,709,434	240,867,918	158,484	

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 8

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 8 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:1040773

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 8

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 8 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims the District might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No. 8

By: _____
President

Attest:

By: _____
Secretary

2171:0003:1040773

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 8 Fund"). The monies in the Cherry Creek Metropolitan District No. 8 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 7, 9 and 11, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 7, 9, and 11. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 7, 9 and 11 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 8**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 8

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

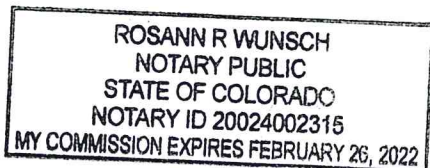
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.313, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 7, 9 and 11, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 7, 9, and 11. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 7, 9 and 11 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 8**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By:

Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 8

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

RESOLUTION NO. 20-026, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 9 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;

2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;

3. That the District is capable of providing economical and sufficient service to the area within its boundaries;

4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;

6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;

7. That the Service Plan is in substantial compliance with the Town's master plan;

8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;

9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts’ Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	14
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	15
A.	General	15
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	17
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**District Nos. 4-6**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (the “**Districts**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4-8 and 10-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4-8 and 10-11 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, the Districts shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth

in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 9: means Cherry Creek South Metropolitan District No. 9.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 7-9 and 11.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 181.903 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 473.519 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved

Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$166,518,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for,

except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the

then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$102,162,627.00. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions

of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. FINANCIAL PLAN

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$166,518,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$166,518,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the

Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in

any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District's organization. The District shall not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and
10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by

the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;
10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;
11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and
12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 70°04'01" EAST, A DISTANCE OF 1389.69 FEET TO THE SOUTHERLY BOUNDARY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2009012692, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 14°37'26" EAST, A DISTANCE OF 50.08 FEET;

THENCE SOUTH 61°47'56" EAST, A DISTANCE OF 109.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,535.54 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°17'24" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°19'51", AN ARC LENGTH OF 235.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 813.01 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°26'03" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°27'57", AN ARC LENGTH OF 233.65 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 38°24'07" EAST, A DISTANCE OF 83.61 FEET;

THENCE SOUTH 27°18'28" EAST, A DISTANCE OF 129.49 FEET;

THENCE NORTH 68°22'20" EAST, A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°03'16" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°03'20", AN ARC LENGTH OF 214.28 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 42°00'04" EAST, A DISTANCE OF 441.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 927.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°04'01" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°51'52", AN ARC LENGTH OF 175.86 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,036.43 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'01", AN ARC LENGTH OF 247.82 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 04°26'28" EAST, A DISTANCE OF 510.89 FEET;

THENCE SOUTH 24°52'42" WEST, A DISTANCE OF 2,336.54 FEET;

THENCE SOUTH 63°27'14" WEST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°27'14" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°25'37", AN ARC LENGTH OF 61.81 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°07'09" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 67°52'51" WEST, A DISTANCE OF 149.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 560.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'40", AN ARC LENGTH OF 277.36 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 39°30'12" WEST, A DISTANCE OF 387.09 FEET;

THENCE NORTH 50°29'48" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 39°30'12" WEST, A DISTANCE OF 562.90 FEET TO THE SOUTHERLY BOUNDARY OF SAID CORRECTION SPECIAL WARRANTY DEED;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 52°02'09" WEST, A DISTANCE OF 100.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,335.23 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'26", AN ARC LENGTH OF 263.50 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION SIX;

THENCE ALONG SAID NORTH LINE, NON-TANGENT TO SAID CURVE NORTH 89°24'48" EAST, A DISTANCE OF 135.92 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, NORTH 00°11'22" WEST, A DISTANCE OF 2,662.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 NORTH 00°12'59" EAST, A DISTANCE OF 2,368.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SAID SPECIAL WARRANTY DEED AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,720.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°30'35" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°08'09", AN ARC LENGTH OF 1,354.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 181.903 ACRES, (7,923,677 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

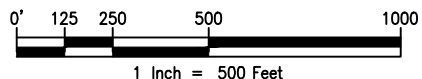


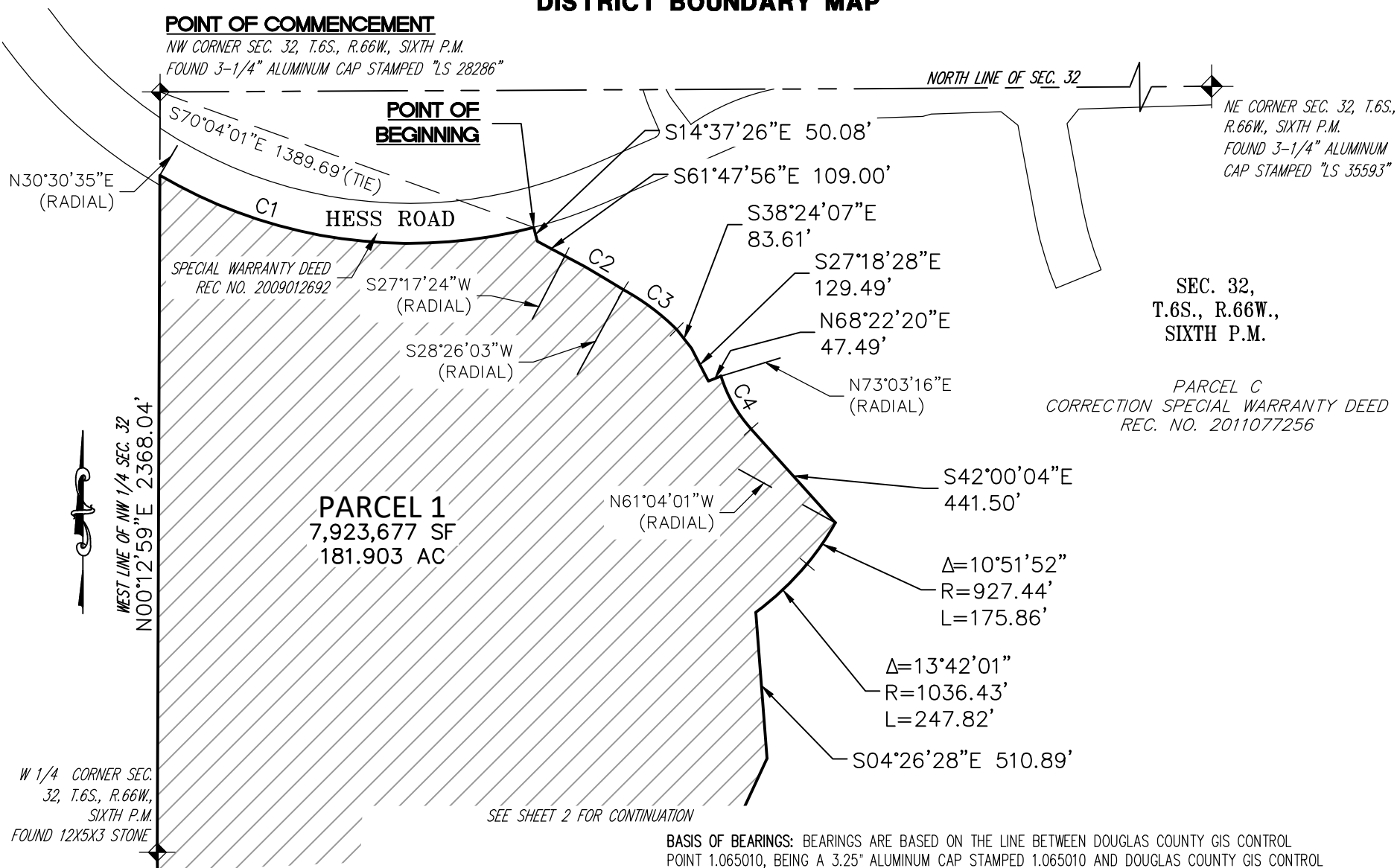
EXHIBIT C-1

DISTRICT BOUNDARY MAP

POINT OF COMMENCEMENT

NW CORNER SEC. 32, T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 28286"

POINT OF BEGINNING



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 9.DWG
DWG: TGS CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 500'



300 E. MINERAL AVENUE
SUITE 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9
DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

1 OF 2 SHEETS

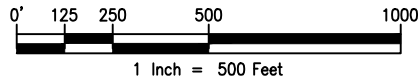
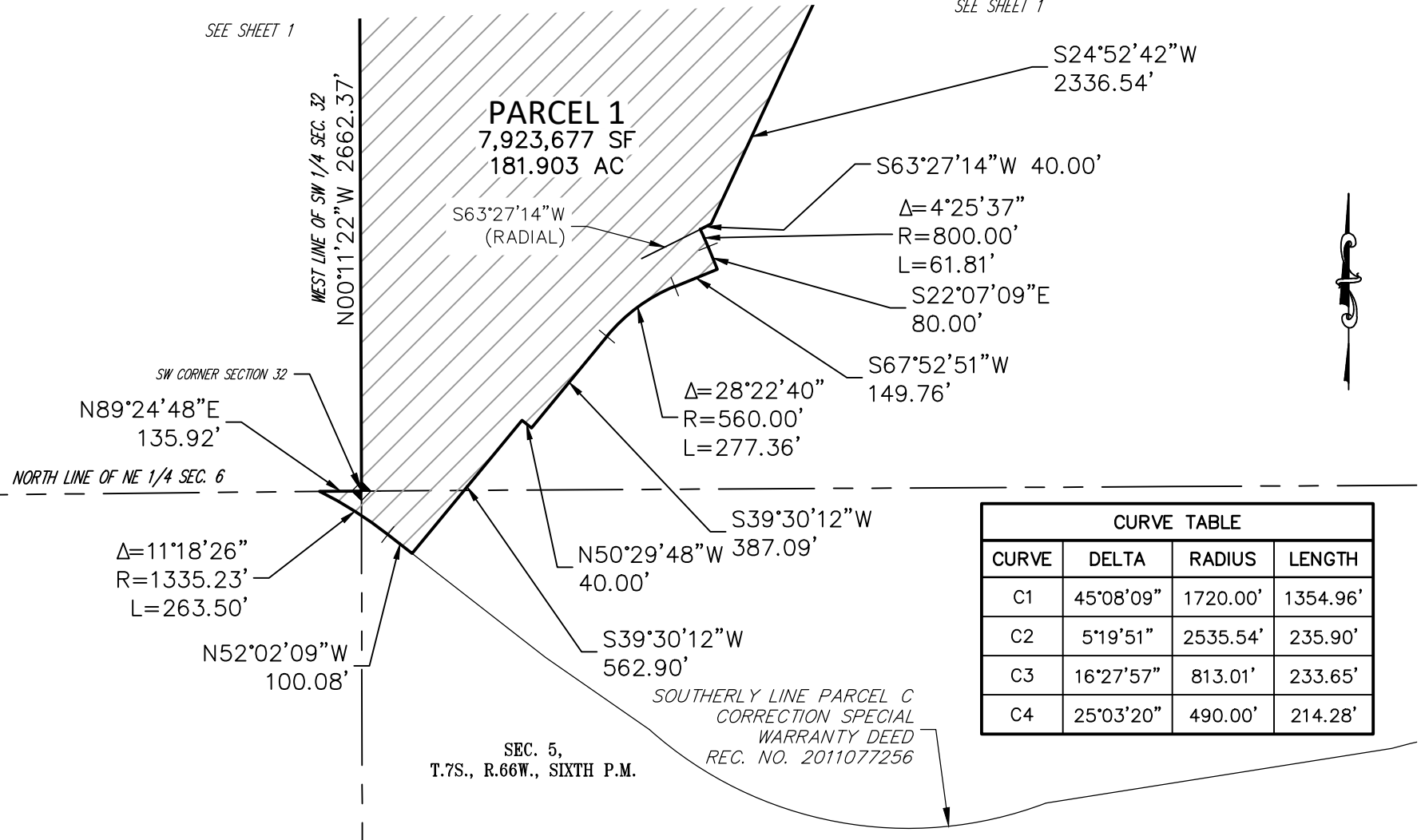


EXHIBIT C-1

DISTRICT BOUNDARY MAP

SEE SHEET 1

SEE SHEET 1



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	45°08'09"	1720.00'	1354.96'
C2	5°19'51"	2535.54'	235.90'
C3	16°27'57"	813.01'	233.65'
C4	25°03'20"	490.00'	214.28'

SEC. 5,
T.7S., R.66W., SIXTH P.M.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 9.DWG
DWG: DLL CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 500'



300 E. MINERAL AVENUE
SUITE 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9
DOUGLAS COUNTY, COLORADO

JOB NUMBER 51419-01

2 OF 2 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
			District No. 4 Total	\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

<i>Stroh Road (Half-width Arterial)</i>	<i>5,010</i>	<i>LF</i>		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

<i>Bramwell Drive (Full width Residential Collector)</i>	<i>523</i>	<i>LF</i>		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	<i>2,193</i>	<i>LF</i>		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787

District No. 5 Total **\$11,519,023**

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Section II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Section II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
		Sanitary Sewer Subtotal		\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Jordan Road (Full-width Residential Collector)</i>	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Secton II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
District No. 7 Total				\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
District No. 8 Total				\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
Sub Total				\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
Sub Total				\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
Sub Total				\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
Sub Total				\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity		Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00

Total Cost **\$2,859,466.00**

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$1,745,508.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost **\$10,175,576.00**

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00
Total Cost					\$253,869.00

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$49,150.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00

Total Cost **\$424,603.00**

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$266,046.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
Total Cost				#REF!	

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
Total Cost				\$98,021.00	

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost				\$0.00	



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00

Total Cost **\$419,141.00**

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$217,500.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost **\$679,170.00**

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

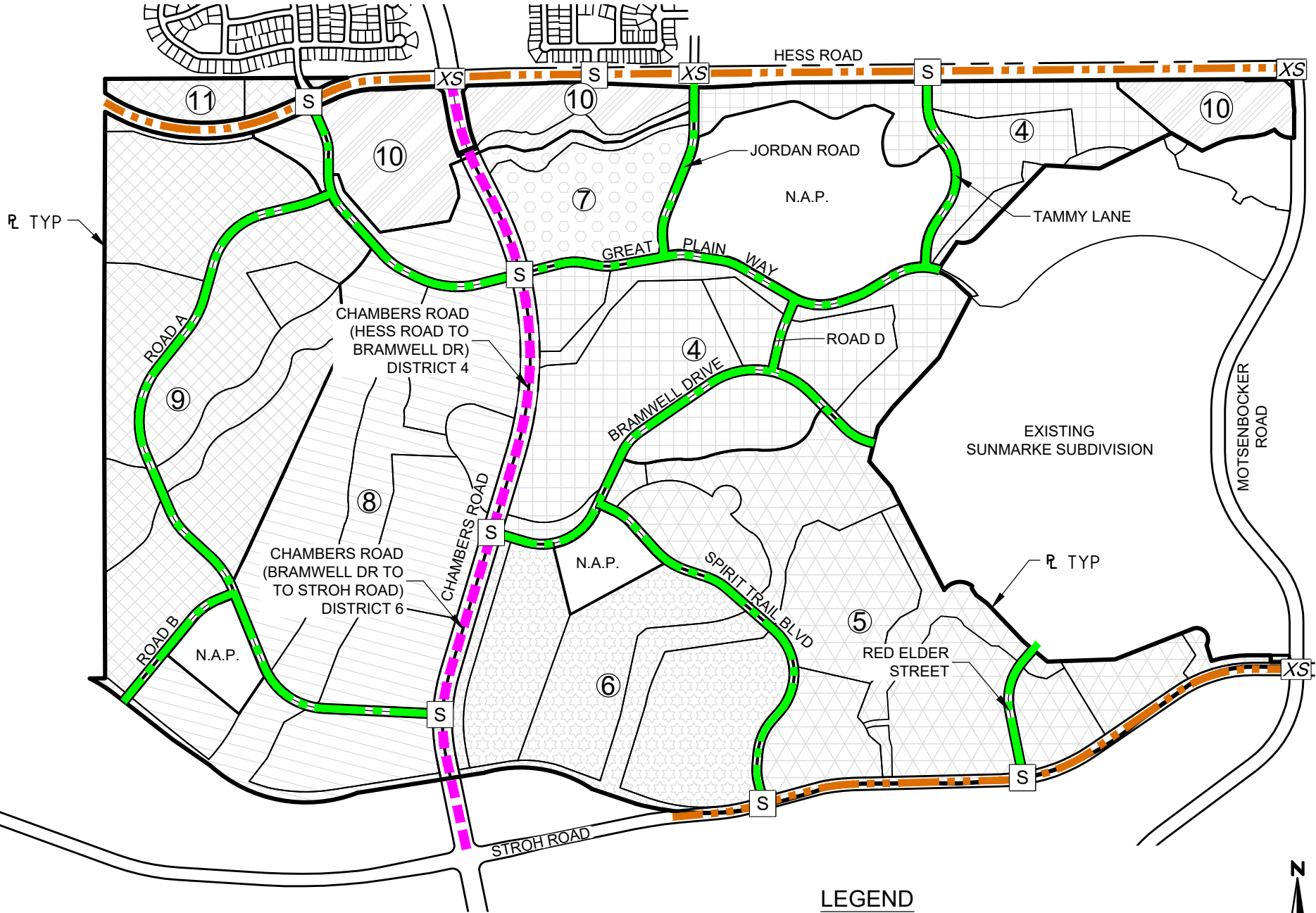
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

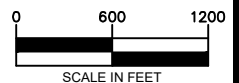
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- XS EXISTING SIGNAL
- S PROPOSED SIGNAL



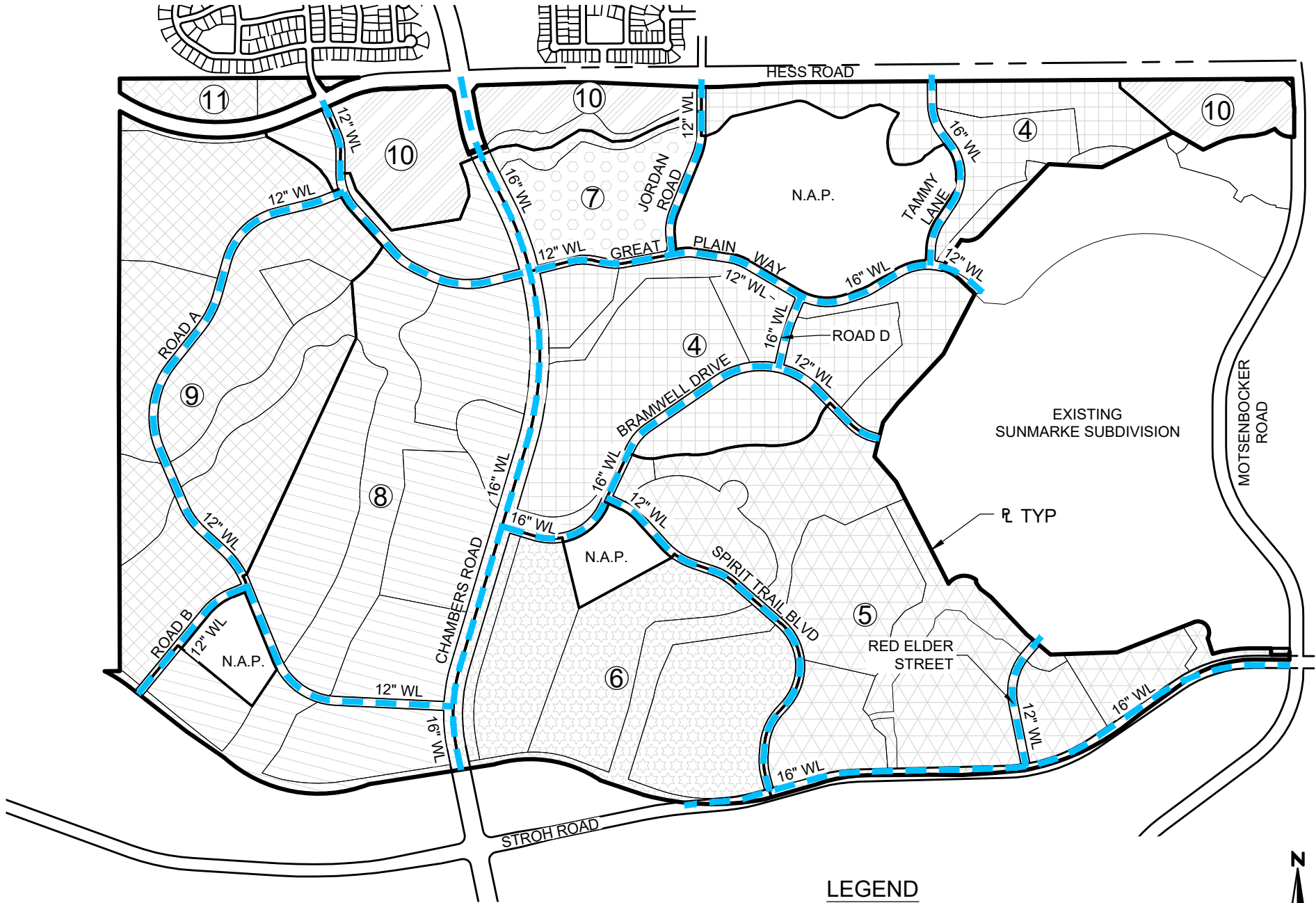
SHEET

1

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 **PUBLIC IMPROVEMENTS PLAN** ROADWAY SYSTEM

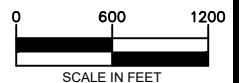
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

— WATERLINE (SIZE AS NOTED)

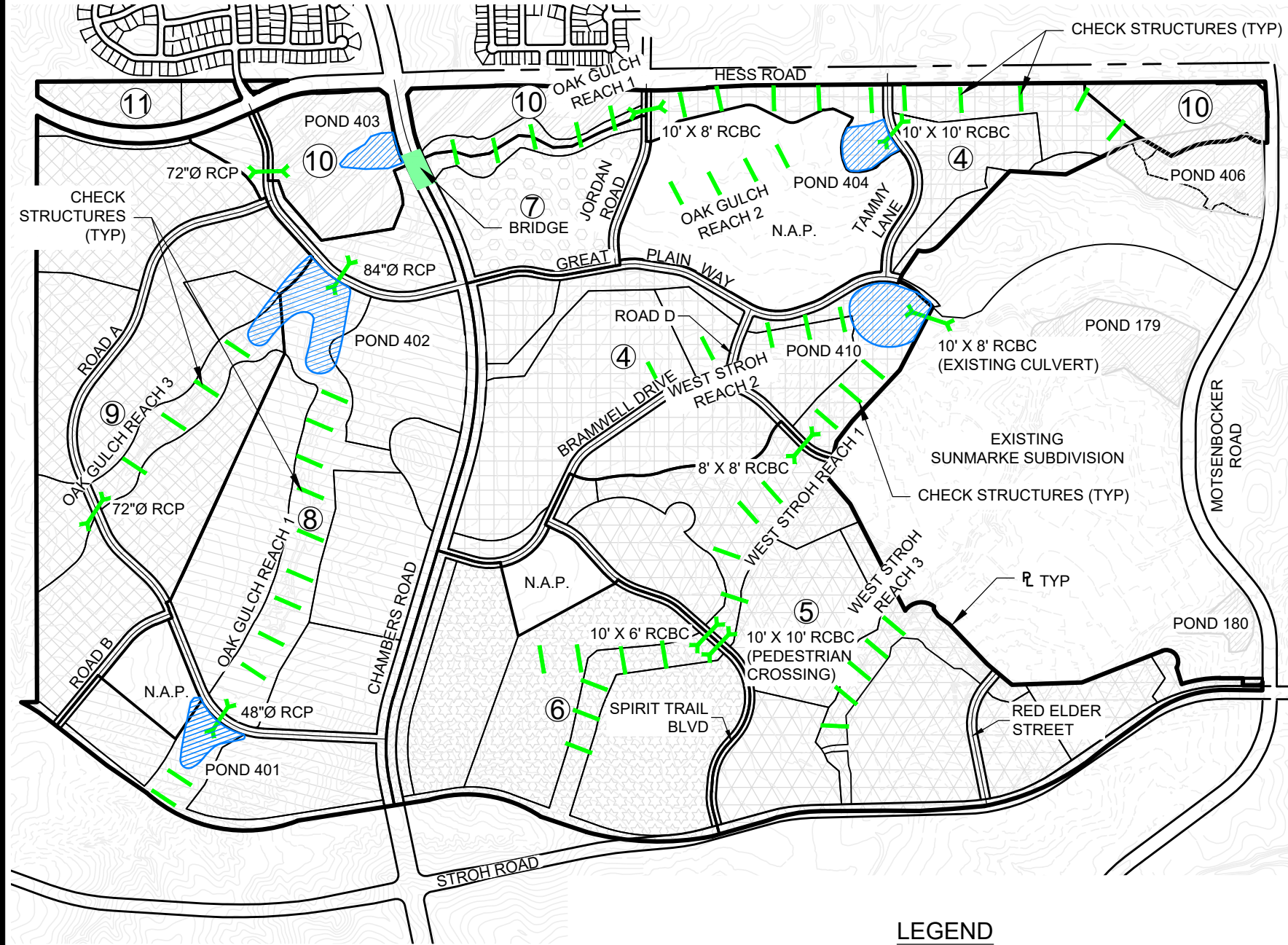


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

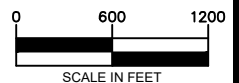




LEGEND

72"Ø RCP 


CULVERT
 CHECK STRUCTURE -
 CHANNEL IMPROVEMENT



SHEET

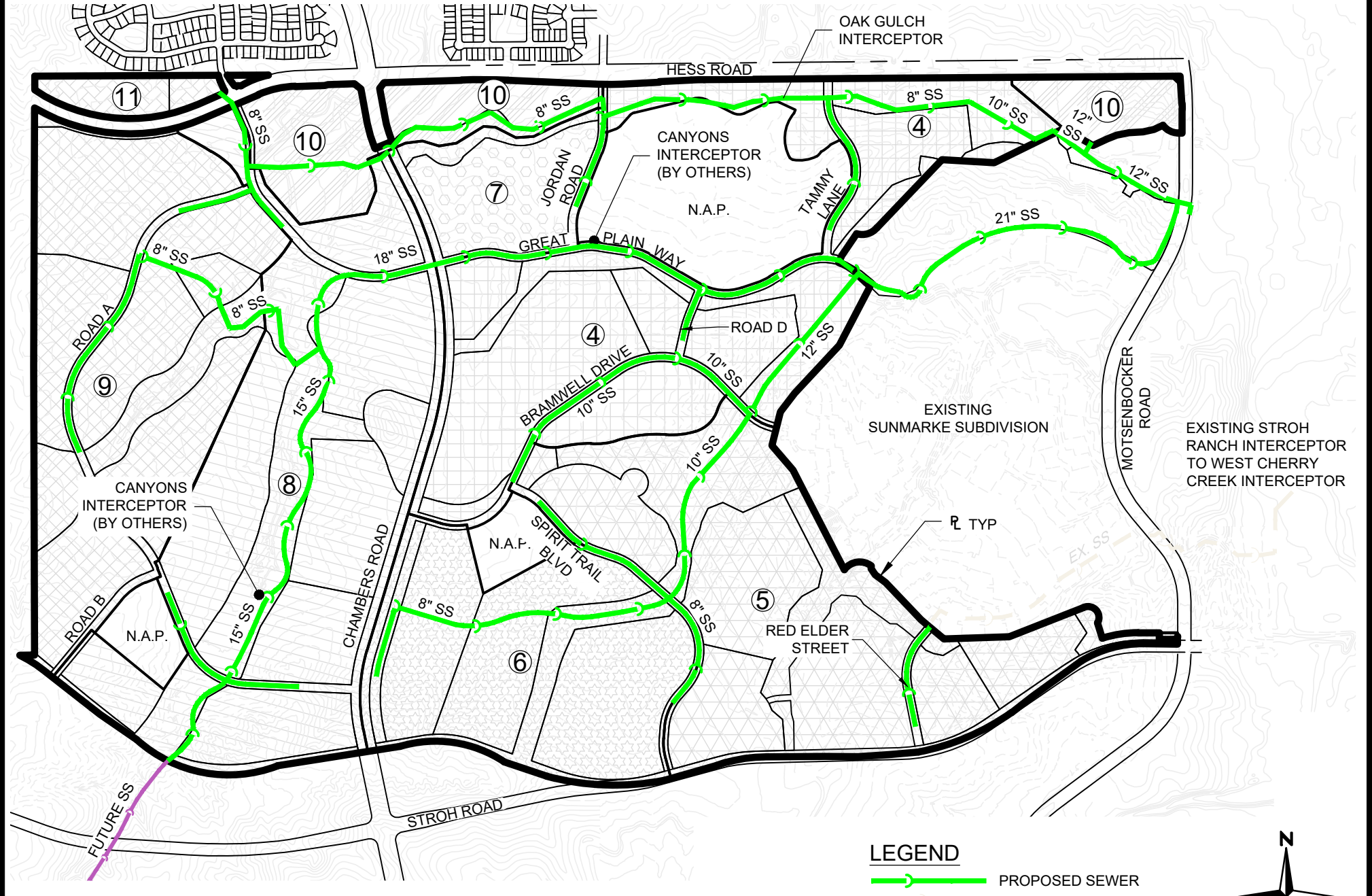
3

CHERRY CREEK SOUTH
 METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
 STORM DRAINAGE SYSTEM

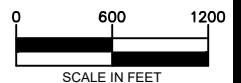
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



SHEET 4	CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		DATE	2-10-20	 Redland WHERE GREAT PLACES BEGIN 1700 20th Street, Suite 100 Littleton, Colorado 80120 REDLAND.COM
	PUBLIC IMPROVEMENTS PLAN		DRAWN	WC	
	SANITARY SEWER SYSTEM		CHECKED	FT	
			APPROVED	FT	
			PROJECT NO.	12023.D01	

EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

	<<<<<<< Residential >>>>>>>				< Platted/Developed Lots >		<<<<<<<< Commercial >>>>>>>>>					
		Mkt Value Biennial		As'ed Value @ 7.15%		As'ed Value @ 29.00%		Mkt Value Biennial		As'ed Value @ 29.00%		Total
YEAR	Total Res'l Units	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Cumulative Market Value	of Market (2-yr lag)	Total Comm'l Sq. Ft.	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Assessed Value	
2021	0		0	0	0	0	0		0	0	0	
2022	0	0	0	0	7,125,000	0	0	0	0	0	0	0
2023	175		77,123,291	0	10,470,000	0	0		0	0	0	0
2024	254	3,084,932	195,805,483	0	13,241,240	2,066,250	0	0	0	0	2,066,250	
2025	265		330,100,352	5,514,315	23,398,740	3,036,300	65,812		14,823,000	0	8,550,615	
2026	491	13,204,014	596,962,878	14,000,092	12,722,500	3,839,960	65,812	592,920	30,535,380	0	17,840,052	
2027	279		746,027,243	23,602,175	4,415,000	6,785,635			30,535,380	4,298,670	34,686,480	
2028	73	29,841,090	828,631,670	42,682,846	845,000	3,689,525	0	1,221,415	31,756,796	8,855,260	55,227,631	
2029	13		838,932,172	53,340,948	(0)	1,280,350	0		31,756,796	8,855,260	63,476,558	
2030	0	33,557,287	872,489,459	59,247,164	(0)	245,050	0	1,270,272	33,027,068	9,209,471	68,701,685	
2031	0		872,489,459	59,983,650	(0)	(0)	0		33,027,068	9,209,471	69,193,121	
2032	0	34,899,578	907,389,038	62,382,996	(0)	(0)	0	1,321,083	34,348,150	9,577,850	71,960,846	
2033	0		907,389,038	62,382,996	(0)	(0)	0		34,348,150	9,577,850	71,960,846	
2034	0	36,295,562	943,684,599	64,878,316	(0)	(0)	0	1,373,926	35,722,076	9,960,964	74,839,280	
2035	0		943,684,599	64,878,316	(0)	(0)	0		35,722,076	9,960,964	74,839,280	
2036	0	37,747,384	981,431,983	67,473,449	(0)	(0)	0	1,428,883	37,150,959	10,359,402	77,832,851	
2037	0		981,431,983	67,473,449	(0)	(0)	0		37,150,959	10,359,402	77,832,851	
2038	0	39,257,279	1,020,689,263	70,172,387	(0)	(0)	0	1,486,038	38,636,998	10,773,778	80,946,165	
2039	0		1,020,689,263	70,172,387	(0)	(0)	0		38,636,998	10,773,778	80,946,165	
2040		40,827,571	1,061,516,833	72,979,282	(0)	(0)		1,545,480	40,182,478	11,204,729	84,184,012	
2041			1,061,516,833	72,979,282	(0)	(0)			40,182,478	11,204,729	84,184,012	
2042		42,460,673	1,103,977,506	75,898,454	(0)	(0)		1,607,299	41,789,777	11,652,918	87,551,372	
2043			1,103,977,506	75,898,454	(0)	(0)			41,789,777	11,652,918	87,551,372	
2044		44,159,100	1,148,136,607	78,934,392	(0)	(0)		1,671,591	43,461,368	12,119,035	91,053,427	
2045			1,148,136,607	78,934,392	(0)	(0)			43,461,368	12,119,035	91,053,427	
2046		45,925,464	1,194,062,071	82,091,767	(0)	(0)		1,738,455	45,199,822	12,603,797	94,695,564	
2047			1,194,062,071	82,091,767	(0)	(0)			45,199,822	12,603,797	94,695,564	
2048		47,762,483	1,241,824,554	85,375,438	(0)	(0)		1,807,993	47,007,815	13,107,949	98,483,387	
2049			1,241,824,554	85,375,438	(0)	(0)			47,007,815	13,107,949	98,483,387	
2050		49,672,982	1,291,497,536	88,790,456	(0)	(0)		1,880,313	48,888,128	13,632,266	102,422,722	
2051			1,291,497,536	88,790,456	(0)	(0)			48,888,128	13,632,266	102,422,722	
2052		51,659,901	1,343,157,437	92,342,074	(0)	(0)		1,955,525	50,843,653	14,177,557	106,519,631	
2053			1,343,157,437	92,342,074	(0)	(0)			50,843,653	14,177,557	106,519,631	
2054		53,726,297	1,396,883,735	96,035,757	(0)	(0)		2,033,746	52,877,399	14,744,659	110,780,416	
2055			1,396,883,735	96,035,757	(0)	(0)			52,877,399	14,744,659	110,780,416	
2056		55,875,349	1,452,759,084	99,877,187	(0)	(0)		2,115,096	54,992,495	15,334,446	115,211,633	
2057			1,452,759,084	99,877,187	(0)	(0)			54,992,495	15,334,446	115,211,633	
2058		58,110,363	1,510,869,448	103,872,275	(0)	(0)		2,199,700	57,192,195	15,947,824	119,820,098	
2059			1,510,869,448	103,872,275	(0)	(0)			57,192,195	15,947,824	119,820,098	
2060		60,434,778	1,571,304,226	108,027,166	(0)	(0)		2,287,688	59,479,883	16,585,737	124,612,902	
2061			1,571,304,226	108,027,166	(0)	(0)			59,479,883	16,585,737	124,612,902	
2062		62,852,169	1,634,156,395	112,348,252	(0)	(0)		2,379,195	61,859,078	17,249,166	129,597,418	
2063			1,634,156,395	112,348,252	(0)	(0)			61,859,078	17,249,166	129,597,418	
	1,550	841,354,257					131,624	31,916,618				

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2021	0										
2022	7,125,000	57.000	0	\$0	5.000	0	0	5.000	0	0	0
2023	10,470,000	57.000	0	0	5.000	0	0	5.000	0	0	0
2024	15,307,490	57.000	115,421	6,925	5.000	10,125	607	5.000	10,125	607	143,810
2025	32,015,167	57.000	477,637	28,658	5.000	41,898	2,514	5.000	41,898	2,514	595,119
2026	30,628,364	57.000	996,545	59,793	5.000	87,416	5,245	5.000	87,416	5,245	1,241,660
2027	39,101,480	57.000	1,937,587	116,255	5.000	169,964	10,198	5.000	169,964	10,198	2,414,165
2028	56,072,631	57.000	3,085,015	185,101	5.000	270,615	16,237	5.000	270,615	16,237	3,843,821
2029	63,476,558	57.000	3,545,801	212,748	5.000	311,035	18,662	5.000	311,035	18,662	4,417,943
2030	68,701,685	57.000	3,837,676	230,261	5.000	336,638	20,198	5.000	336,638	20,198	4,781,610
2031	69,193,121	57.000	3,865,128	231,908	5.000	339,046	20,343	5.000	339,046	20,343	4,815,814
2032	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2033	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2034	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2035	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2036	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2037	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2038	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2039	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2040	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2041	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2042	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2043	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2044	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2045	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2046	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2047	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2048	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2049	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2050	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2051	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2052	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2053	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2054	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2055	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2056	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2057	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2058	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2059	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2060	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2061	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2062	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
2063	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
			193,318,380	11,599,103		16,957,753	1,017,465		16,957,753	1,017,465	240,867,918

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2023 \$133,215,000 Par [Net \$110.122 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Cum. Surplus Bal.
2021								
2022	0		n/a					
2023	0	\$0	0		7,900,000	6447%	64%	0%
2024	143,810	0	143,810	0	8,043,810	1558%	36%	0%
2025	595,119	0	595,119	0	8,638,930	747%	21%	0%
2026	1,241,660	0	1,241,660	0	9,880,590	384%	17%	0%
2027	2,414,165	4,076,379	(1,662,214)	0	8,218,376	241%	15%	261%
2028	3,843,821	4,076,379	(232,558)	0	7,985,818	210%	15%	290%
2029	4,417,943	4,416,379	1,564	0	7,987,382	193%	15%	281%
2030	4,781,610	4,780,975	635	0	7,988,017	191%	15%	267%
2031	4,815,814	4,814,096	1,718	0	7,989,735	183%	14%	266%
2032	5,008,446	5,005,534	2,912	0	7,992,647	181%	14%	260%
2033	5,008,446	5,005,393	3,053	0	7,995,700	173%	13%	260%
2034	5,208,784	5,204,334	4,450	0	8,000,150	171%	13%	254%
2035	5,208,784	5,206,237	2,547	0	8,002,697	163%	12%	254%
2036	5,417,135	5,416,916	219	0	8,002,916	161%	12%	248%
2037	5,417,135	5,414,945	2,190	0	8,005,106	153%	12%	248%
2038	5,633,821	5,631,597	2,224	0	8,007,330	151%	12%	242%
2039	5,633,821	5,630,140	3,681	0	8,011,011	143%	11%	242%
2040	5,859,174	5,857,000	2,174	0	8,013,184	140%	11%	237%
2041	5,859,174	5,855,139	4,035	0	8,017,219	132%	10%	237%
2042	6,093,540	6,091,289	2,251	0	8,019,470	129%	10%	232%
2043	6,093,540	6,093,106	434	0	8,019,905	121%	9%	232%
2044	6,337,282	6,332,475	4,807	0	8,024,712	118%	9%	227%
2045	6,337,282	6,337,052	230	0	8,024,942	110%	8%	227%
2046	6,590,773	6,588,722	2,051	0	8,026,993	107%	8%	222%
2047	6,590,773	6,589,835	938	0	8,027,932	99%	8%	222%
2048	6,854,404	6,852,735	1,669	0	8,029,601	95%	7%	217%
2049	6,854,404	6,854,313	91	0	8,029,692	87%	7%	217%
2050	7,128,580	7,127,219	1,361	0	8,031,054	83%	6%	213%
2051	7,128,580	7,128,038	542	0	8,031,596	76%	6%	213%
2052	7,413,724	7,409,726	3,998	0	8,035,594	71%	5%	209%
2053	7,413,724	7,413,562	162	0	8,035,756	64%	5%	208%
2054	7,710,273	7,707,655	2,618	0	8,038,373	59%	4%	204%
2055	7,710,273	7,707,978	2,295	0	8,040,668	52%	4%	204%
2056	8,018,684	8,018,099	585	0	8,041,252	46%	4%	200%
2057	8,018,684	8,018,379	305	0	8,041,557	39%	3%	200%
2058	8,339,431	8,337,845	1,586	0	8,043,143	33%	3%	197%
2059	8,339,431	8,336,552	2,879	0	8,046,022	26%	2%	197%
2060	8,673,008	8,668,833	4,175	0	8,050,197	20%	2%	193%
2061	8,673,008	8,669,284	3,724	0	8,053,921	13%	1%	193%
2062	9,019,928	9,017,544	2,384	0	8,056,306	7%	1%	189%
2063	9,019,928	9,017,750	2,178	8,058,484	0	0%	0%	100%
	240,867,918	240,709,434	158,484	8,058,484				

[CMar420 23nrsPC]

[*] Assumes \$7.900M Deposit to Surplus @ closing (tbd).

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M
2021					
2022	0	10.000	0	0	0
2023	0	10.000	0	0	0
2024	2,066,250	10.000	20,249	1,215	21,464
2025	8,550,615	10.000	83,796	5,028	88,824
2026	17,840,052	10.000	174,833	10,490	185,322
2027	34,686,480	10.000	339,928	20,396	360,323
2028	55,227,631	10.000	541,231	32,474	573,705
2029	63,476,558	10.000	622,070	37,324	659,394
2030	68,701,685	10.000	673,277	40,397	713,673
2031	69,193,121	10.000	678,093	40,686	718,778
2032	71,960,846	10.000	705,216	42,313	747,529
2033	71,960,846	10.000	705,216	42,313	747,529
2034	74,839,280	10.000	733,425	44,005	777,430
2035	74,839,280	10.000	733,425	44,005	777,430
2036	77,832,851	10.000	762,762	45,766	808,528
2037	77,832,851	10.000	762,762	45,766	808,528
2038	80,946,165	10.000	793,272	47,596	840,869
2039	80,946,165	10.000	793,272	47,596	840,869
2040	84,184,012	10.000	825,003	49,500	874,504
2041	84,184,012	10.000	825,003	49,500	874,504
2042	87,551,372	10.000	858,003	51,480	909,484
2043	87,551,372	10.000	858,003	51,480	909,484
2044	91,053,427	10.000	892,324	53,539	945,863
2045	91,053,427	10.000	892,324	53,539	945,863
2046	94,695,564	10.000	928,017	55,681	983,698
2047	94,695,564	10.000	928,017	55,681	983,698
2048	98,483,387	10.000	965,137	57,908	1,023,045
2049	98,483,387	10.000	965,137	57,908	1,023,045
2050	102,422,722	10.000	1,003,743	60,225	1,063,967
2051	102,422,722	10.000	1,003,743	60,225	1,063,967
2052	106,519,631	10.000	1,043,892	62,634	1,106,526
2053	106,519,631	10.000	1,043,892	62,634	1,106,526
2054	110,780,416	10.000	1,085,648	65,139	1,150,787
2055	110,780,416	10.000	1,085,648	65,139	1,150,787
2056	115,211,633	10.000	1,129,074	67,744	1,196,818
2057	115,211,633	10.000	1,129,074	67,744	1,196,818
2058	119,820,098	10.000	1,174,237	70,454	1,244,691
2059	119,820,098	10.000	1,174,237	70,454	1,244,691
2060	124,612,902	10.000	1,221,206	73,272	1,294,479
2061	124,612,902	10.000	1,221,206	73,272	1,294,479
2062	129,597,418	10.000	1,270,055	76,203	1,346,258
2063	129,597,418	10.000	1,270,055	76,203	1,346,258
			33,915,505	2,034,930	35,950,436

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Summary

Development Projection -- Buildout Plan (updated 5/2/19)



Residential Development								Commercial Development		
Product Type	Duplex	TH	24' Lots	50' Lots	60' Lots	Duplex2	TH2	Comm'l - .25 FAR (tbd)		
Base \$ ('19)	\$450,000	\$375,000	\$450,000	\$550,000	\$650,000	\$450,000	\$375,000	\$200/sf		
									Res'l Totals	Comm'l Totals
2020	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-
2023	75	100	-	-	-	-	-	-	175	-
2024	126	128	-	-	-	-	-	-	254	-
2025	-	-	40	25	25	75	100	65,812	265	65,812
2026	-	-	100	50	40	126	175	65,812	491	65,812
2027	-	-	38	50	40	-	151	-	279	-
2028	-	-	-	33	40	-	-	-	73	-
2029	-	-	-	-	13	-	-	-	13	-
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
	201	228	178	158	158	201	426		1,550	131,624
MV @ Full Buildout (base prices;un-infl.)	\$90,450,000	\$85,500,000	\$80,100,000	\$86,900,000	\$102,700,000	\$90,450,000	\$159,750,000		\$695,850,000	\$26,324,800

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:

Bond Proceeds:	
Par Amount	133,215,000.00 **
	133,215,000.00

Uses:

Project Fund Deposits:	
Project Fund	110,121,563.00
Other Fund Deposits:	
Capitalized Interest Fund	12,229,137.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,664,300.00
Other Uses of Funds:	
Deposit to Surplus Fund	7,900,000.00
	133,215,000.00

****Debt Limit: \$166,518,750**

BOND PRICING

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023**
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2063:					
	12/01/2029	340,000	3.060%	3.060%	100.000
	12/01/2030	715,000	3.060%	3.060%	100.000
	12/01/2031	770,000	3.060%	3.060%	100.000
	12/01/2032	985,000	3.060%	3.060%	100.000
	12/01/2033	1,015,000	3.060%	3.060%	100.000
	12/01/2034	1,245,000	3.060%	3.060%	100.000
	12/01/2035	1,285,000	3.060%	3.060%	100.000
	12/01/2036	1,535,000	3.060%	3.060%	100.000
	12/01/2037	1,580,000	3.060%	3.060%	100.000
	12/01/2038	1,845,000	3.060%	3.060%	100.000
	12/01/2039	1,900,000	3.060%	3.060%	100.000
	12/01/2040	2,185,000	3.060%	3.060%	100.000
	12/01/2041	2,250,000	3.060%	3.060%	100.000
	12/01/2042	2,555,000	3.060%	3.060%	100.000
	12/01/2043	2,635,000	3.060%	3.060%	100.000
	12/01/2044	2,955,000	3.060%	3.060%	100.000
	12/01/2045	3,050,000	3.060%	3.060%	100.000
	12/01/2046	3,395,000	3.060%	3.060%	100.000
	12/01/2047	3,500,000	3.060%	3.060%	100.000
	12/01/2048	3,870,000	3.060%	3.060%	100.000
	12/01/2049	3,990,000	3.060%	3.060%	100.000
	12/01/2050	4,385,000	3.060%	3.060%	100.000
	12/01/2051	4,520,000	3.060%	3.060%	100.000
	12/01/2052	4,940,000	3.060%	3.060%	100.000
	12/01/2053	5,095,000	3.060%	3.060%	100.000
	12/01/2054	5,545,000	3.060%	3.060%	100.000
	12/01/2055	5,715,000	3.060%	3.060%	100.000
	12/01/2056	6,200,000	3.060%	3.060%	100.000
	12/01/2057	6,390,000	3.060%	3.060%	100.000
	12/01/2058	6,905,000	3.060%	3.060%	100.000
	12/01/2059	7,115,000	3.060%	3.060%	100.000
	12/01/2060	7,665,000	3.060%	3.060%	100.000
	12/01/2061	7,900,000	3.060%	3.060%	100.000
	12/01/2062	8,490,000	3.060%	3.060%	100.000
	12/01/2063	8,750,000	3.060%	3.060%	100.000
		133,215,000			

Dated Date	12/01/2023	
Delivery Date	12/01/2023	
First Coupon	06/01/2024	
Par Amount	133,215,000.00	
Original Issue Discount		
Production	133,215,000.00	100.000000%
Underwriter's Discount	-2,664,300.00	-2.000000%
Purchase Price	130,550,700.00	98.000000%
Accrued Interest		
Net Proceeds	130,550,700.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023
First Coupon	06/01/2024
Last Maturity	12/01/2063
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.167831%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.180164%
Average Coupon	3.060000%
Average Life (years)	29.370
Weighted Average Maturity (years)	29.370
Duration of Issue (years)	18.957
Par Amount	133,215,000.00
Bond Proceeds	133,215,000.00
Total Interest	119,723,571.00
Net Interest	122,387,871.00
Bond Years from Dated Date	3,912,535,000.00
Bond Years from Delivery Date	3,912,535,000.00
Total Debt Service	252,938,571.00
Maximum Annual Debt Service	9,017,750.00
Average Annual Debt Service	6,323,464.28
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2063	133,215,000.00	100.000	3.060%	29.370	04/14/2053	306,394.50
	133,215,000.00			29.370		306,394.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	133,215,000.00	133,215,000.00	133,215,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,664,300.00	-2,664,300.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	130,550,700.00	130,250,700.00	133,215,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	3.167831%	3.180164%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2024			2,038,189.50	2,038,189.50	
12/01/2024			2,038,189.50	2,038,189.50	4,076,379
06/01/2025			2,038,189.50	2,038,189.50	
12/01/2025			2,038,189.50	2,038,189.50	4,076,379
06/01/2026			2,038,189.50	2,038,189.50	
12/01/2026			2,038,189.50	2,038,189.50	4,076,379
06/01/2027			2,038,189.50	2,038,189.50	
12/01/2027			2,038,189.50	2,038,189.50	4,076,379
06/01/2028			2,038,189.50	2,038,189.50	
12/01/2028			2,038,189.50	2,038,189.50	4,076,379
06/01/2029			2,038,189.50	2,038,189.50	
12/01/2029	340,000	3.060%	2,038,189.50	2,378,189.50	4,416,379
06/01/2030			2,032,987.50	2,032,987.50	
12/01/2030	715,000	3.060%	2,032,987.50	2,747,987.50	4,780,975
06/01/2031			2,022,048.00	2,022,048.00	
12/01/2031	770,000	3.060%	2,022,048.00	2,792,048.00	4,814,096
06/01/2032			2,010,267.00	2,010,267.00	
12/01/2032	985,000	3.060%	2,010,267.00	2,995,267.00	5,005,534
06/01/2033			1,995,196.50	1,995,196.50	
12/01/2033	1,015,000	3.060%	1,995,196.50	3,010,196.50	5,005,393
06/01/2034			1,979,667.00	1,979,667.00	
12/01/2034	1,245,000	3.060%	1,979,667.00	3,224,667.00	5,204,334
06/01/2035			1,960,618.50	1,960,618.50	
12/01/2035	1,285,000	3.060%	1,960,618.50	3,245,618.50	5,206,237
06/01/2036			1,940,958.00	1,940,958.00	
12/01/2036	1,535,000	3.060%	1,940,958.00	3,475,958.00	5,416,916
06/01/2037			1,917,472.50	1,917,472.50	
12/01/2037	1,580,000	3.060%	1,917,472.50	3,497,472.50	5,414,945
06/01/2038			1,893,298.50	1,893,298.50	
12/01/2038	1,845,000	3.060%	1,893,298.50	3,738,298.50	5,631,597
06/01/2039			1,865,070.00	1,865,070.00	
12/01/2039	1,900,000	3.060%	1,865,070.00	3,765,070.00	5,630,140
06/01/2040			1,836,000.00	1,836,000.00	
12/01/2040	2,185,000	3.060%	1,836,000.00	4,021,000.00	5,857,000
06/01/2041			1,802,569.50	1,802,569.50	
12/01/2041	2,250,000	3.060%	1,802,569.50	4,052,569.50	5,855,139
06/01/2042			1,768,144.50	1,768,144.50	
12/01/2042	2,555,000	3.060%	1,768,144.50	4,323,144.50	6,091,289
06/01/2043			1,729,053.00	1,729,053.00	
12/01/2043	2,635,000	3.060%	1,729,053.00	4,364,053.00	6,093,106
06/01/2044			1,688,737.50	1,688,737.50	
12/01/2044	2,955,000	3.060%	1,688,737.50	4,643,737.50	6,332,475
06/01/2045			1,643,526.00	1,643,526.00	
12/01/2045	3,050,000	3.060%	1,643,526.00	4,693,526.00	6,337,052
06/01/2046			1,596,861.00	1,596,861.00	
12/01/2046	3,395,000	3.060%	1,596,861.00	4,991,861.00	6,588,722
06/01/2047			1,544,917.50	1,544,917.50	
12/01/2047	3,500,000	3.060%	1,544,917.50	5,044,917.50	6,589,835
06/01/2048			1,491,367.50	1,491,367.50	
12/01/2048	3,870,000	3.060%	1,491,367.50	5,361,367.50	6,852,735
06/01/2049			1,432,156.50	1,432,156.50	
12/01/2049	3,990,000	3.060%	1,432,156.50	5,422,156.50	6,854,313
06/01/2050			1,371,109.50	1,371,109.50	
12/01/2050	4,385,000	3.060%	1,371,109.50	5,756,109.50	7,127,219
06/01/2051			1,304,019.00	1,304,019.00	
12/01/2051	4,520,000	3.060%	1,304,019.00	5,824,019.00	7,128,038
06/01/2052			1,234,863.00	1,234,863.00	
12/01/2052	4,940,000	3.060%	1,234,863.00	6,174,863.00	7,409,726
06/01/2053			1,159,281.00	1,159,281.00	
12/01/2053	5,095,000	3.060%	1,159,281.00	6,254,281.00	7,413,562
06/01/2054			1,081,327.50	1,081,327.50	
12/01/2054	5,545,000	3.060%	1,081,327.50	6,626,327.50	7,707,655
06/01/2055			996,489.00	996,489.00	
12/01/2055	5,715,000	3.060%	996,489.00	6,711,489.00	7,707,978
06/01/2056			909,049.50	909,049.50	
12/01/2056	6,200,000	3.060%	909,049.50	7,109,049.50	8,018,099
06/01/2057			814,189.50	814,189.50	
12/01/2057	6,390,000	3.060%	814,189.50	7,204,189.50	8,018,379
06/01/2058			716,422.50	716,422.50	
12/01/2058	6,905,000	3.060%	716,422.50	7,621,422.50	8,337,845

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2059			610,776.00	610,776.00	
12/01/2059	7,115,000	3.060%	610,776.00	7,725,776.00	8,336,552
06/01/2060			501,916.50	501,916.50	
12/01/2060	7,665,000	3.060%	501,916.50	8,166,916.50	8,668,833
06/01/2061			384,642.00	384,642.00	
12/01/2061	7,900,000	3.060%	384,642.00	8,284,642.00	8,669,284
06/01/2062			263,772.00	263,772.00	
12/01/2062	8,490,000	3.060%	263,772.00	8,753,772.00	9,017,544
06/01/2063			133,875.00	133,875.00	
12/01/2063	8,750,000	3.060%	133,875.00	8,883,875.00	9,017,750
	133,215,000		119,723,571.00	252,938,571.00	252,938,571

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2024		4,076,379	4,076,379	4,076,379	
12/01/2025		4,076,379	4,076,379	4,076,379	
12/01/2026		4,076,379	4,076,379	4,076,379	
12/01/2027		4,076,379	4,076,379		4,076,379
12/01/2028		4,076,379	4,076,379		4,076,379
12/01/2029	340,000	4,076,379	4,416,379		4,416,379
12/01/2030	715,000	4,065,975	4,780,975		4,780,975
12/01/2031	770,000	4,044,096	4,814,096		4,814,096
12/01/2032	985,000	4,020,534	5,005,534		5,005,534
12/01/2033	1,015,000	3,990,393	5,005,393		5,005,393
12/01/2034	1,245,000	3,959,334	5,204,334		5,204,334
12/01/2035	1,285,000	3,921,237	5,206,237		5,206,237
12/01/2036	1,535,000	3,881,916	5,416,916		5,416,916
12/01/2037	1,580,000	3,834,945	5,414,945		5,414,945
12/01/2038	1,845,000	3,786,597	5,631,597		5,631,597
12/01/2039	1,900,000	3,730,140	5,630,140		5,630,140
12/01/2040	2,185,000	3,672,000	5,857,000		5,857,000
12/01/2041	2,250,000	3,605,139	5,855,139		5,855,139
12/01/2042	2,555,000	3,536,289	6,091,289		6,091,289
12/01/2043	2,635,000	3,458,106	6,093,106		6,093,106
12/01/2044	2,955,000	3,377,475	6,332,475		6,332,475
12/01/2045	3,050,000	3,287,052	6,337,052		6,337,052
12/01/2046	3,395,000	3,193,722	6,588,722		6,588,722
12/01/2047	3,500,000	3,089,835	6,589,835		6,589,835
12/01/2048	3,870,000	2,982,735	6,852,735		6,852,735
12/01/2049	3,990,000	2,864,313	6,854,313		6,854,313
12/01/2050	4,385,000	2,742,219	7,127,219		7,127,219
12/01/2051	4,520,000	2,608,038	7,128,038		7,128,038
12/01/2052	4,940,000	2,469,726	7,409,726		7,409,726
12/01/2053	5,095,000	2,318,562	7,413,562		7,413,562
12/01/2054	5,545,000	2,162,655	7,707,655		7,707,655
12/01/2055	5,715,000	1,992,978	7,707,978		7,707,978
12/01/2056	6,200,000	1,818,099	8,018,099		8,018,099
12/01/2057	6,390,000	1,628,379	8,018,379		8,018,379
12/01/2058	6,905,000	1,432,845	8,337,845		8,337,845
12/01/2059	7,115,000	1,221,552	8,336,552		8,336,552
12/01/2060	7,665,000	1,003,833	8,668,833		8,668,833
12/01/2061	7,900,000	769,284	8,669,284		8,669,284
12/01/2062	8,490,000	527,544	9,017,544		9,017,544
12/01/2063	8,750,000	267,750	9,017,750		9,017,750
	133,215,000	119,723,571	252,938,571	12,229,137	240,709,434

BOND SOLUTION

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2024		4,076,379	-4,076,379		143,810	143,810	
12/01/2025		4,076,379	-4,076,379		595,119	595,119	
12/01/2026		4,076,379	-4,076,379		1,241,660	1,241,660	
12/01/2027		4,076,379		4,076,379	2,414,165	-1,662,214	59.22327%
12/01/2028		4,076,379		4,076,379	3,843,821	-232,558	94.29499%
12/01/2029	340,000	4,416,379		4,416,379	4,417,943	1,564	100.03541%
12/01/2030	715,000	4,780,975		4,780,975	4,781,610	635	100.01328%
12/01/2031	770,000	4,814,096		4,814,096	4,815,814	1,718	100.03568%
12/01/2032	985,000	5,005,534		5,005,534	5,008,446	2,912	100.05818%
12/01/2033	1,015,000	5,005,393		5,005,393	5,008,446	3,053	100.06100%
12/01/2034	1,245,000	5,204,334		5,204,334	5,208,784	4,450	100.08550%
12/01/2035	1,285,000	5,206,237		5,206,237	5,208,784	2,547	100.04892%
12/01/2036	1,535,000	5,416,916		5,416,916	5,417,135	219	100.00405%
12/01/2037	1,580,000	5,414,945		5,414,945	5,417,135	2,190	100.04045%
12/01/2038	1,845,000	5,631,597		5,631,597	5,633,821	2,224	100.03949%
12/01/2039	1,900,000	5,630,140		5,630,140	5,633,821	3,681	100.06537%
12/01/2040	2,185,000	5,857,000		5,857,000	5,859,174	2,174	100.03711%
12/01/2041	2,250,000	5,855,139		5,855,139	5,859,174	4,035	100.06891%
12/01/2042	2,555,000	6,091,289		6,091,289	6,093,540	2,251	100.03696%
12/01/2043	2,635,000	6,093,106		6,093,106	6,093,540	434	100.00713%
12/01/2044	2,955,000	6,332,475		6,332,475	6,337,282	4,807	100.07591%
12/01/2045	3,050,000	6,337,052		6,337,052	6,337,282	230	100.00363%
12/01/2046	3,395,000	6,588,722		6,588,722	6,590,773	2,051	100.03113%
12/01/2047	3,500,000	6,589,835		6,589,835	6,590,773	938	100.01424%
12/01/2048	3,870,000	6,852,735		6,852,735	6,854,404	1,669	100.02436%
12/01/2049	3,990,000	6,854,313		6,854,313	6,854,404	91	100.00133%
12/01/2050	4,385,000	7,127,219		7,127,219	7,128,580	1,361	100.01910%
12/01/2051	4,520,000	7,128,038		7,128,038	7,128,580	542	100.00761%
12/01/2052	4,940,000	7,409,726		7,409,726	7,413,724	3,998	100.05395%
12/01/2053	5,095,000	7,413,562		7,413,562	7,413,724	162	100.00218%
12/01/2054	5,545,000	7,707,655		7,707,655	7,710,273	2,618	100.03396%
12/01/2055	5,715,000	7,707,978		7,707,978	7,710,273	2,295	100.02977%
12/01/2056	6,200,000	8,018,099		8,018,099	8,018,684	585	100.00729%
12/01/2057	6,390,000	8,018,379		8,018,379	8,018,684	305	100.00380%
12/01/2058	6,905,000	8,337,845		8,337,845	8,339,431	1,586	100.01902%
12/01/2059	7,115,000	8,336,552		8,336,552	8,339,431	2,879	100.03453%
12/01/2060	7,665,000	8,668,833		8,668,833	8,673,008	4,175	100.04816%
12/01/2061	7,900,000	8,669,284		8,669,284	8,673,008	3,724	100.04296%
12/01/2062	8,490,000	9,017,544		9,017,544	9,019,928	2,384	100.02644%
12/01/2063	8,750,000	9,017,750		9,017,750	9,019,928	2,178	100.02416%
	133,215,000	252,938,571	-12,229,137	240,709,434	240,867,918	158,484	

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 9

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 9 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:1040774

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 9

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 9 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims the District might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No. 9

By: _____
President

Attest:

By: _____
Secretary

2171:0003:1040774

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 9 Fund"). The monies in the Cherry Creek Metropolitan District No. 9 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 7, 8 and 11, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 7, 8, and 11. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 7, 8 and 11 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 9**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 9

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

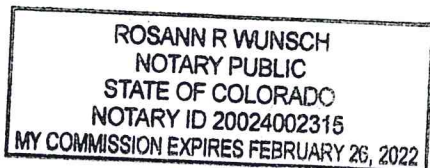
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.314, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 7, 8 and 11, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 7, 8, and 11. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 7, 8 and 11 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 9**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By:

Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 9

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

RESOLUTION NO. 20-027, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11

WHEREAS, by Resolution No. 04-078.1, the Town Council of the Town of Parker (the “Town”) on October 4, 2004, approved the Consolidated Service Plan for the organization of the Cherry Creek South Metropolitan District Nos. 2-11; and

WHEREAS, Cherry Creek South Metropolitan District No. 11 (the “District”) has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on April 27, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on April 27, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;
2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;
3. That the District is capable of providing economical and sufficient service to the area within its boundaries;
4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;
6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;
7. That the Service Plan is in substantial compliance with the Town's master plan;
8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;
9. That approval of the Service Plan for the District will be in the best interests of the area to be served;

10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of May, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED SERVICE PLAN
FOR
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11

TOWN OF PARKER, COLORADO**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Denver, CO 80122

Submitted: April 28, 2020

Approved: [_____]

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Background	1
B.	Purpose and Intent.....	2
C.	Need for the Districts	2
D.	Objective of the Town Regarding Districts’ Service Plan.....	2
II.	DEFINITIONS.....	3
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	7
A.	Powers of the District and Service Plan Amendment.....	7
1.	Operations and Maintenance Limitation.....	7
2.	Fire Protection Limitation.....	7
3.	Television Relay and Translation; Mosquito Control, and Other Limitations	7
4.	Construction Standards Limitation	7
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	8
7.	Inclusion and Exclusion Limitations	8
8.	Total Debt Issuance Limitation.....	8
9.	Monies from Other Governmental Sources	8
10.	Consolidation Limitation	9
11.	Bankruptcy Limitation	9
12.	Revenue Bond Limitation	9
13.	Service Plan Amendment Requirement	9
B.	Capital Plan.....	10
C.	Multiple District Structure	11
VI.	FINANCIAL PLAN.....	11
A.	General	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount	12
C.	Maximum Debt Mill Levy	12
D.	Maximum Debt Mill Levy Imposition Term	13
E.	Operation and Maintenance Mill Levy	13
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy	13
G.	Debt Repayment Sources.....	14
H.	Debt Instrument Disclosure Requirement.....	14
I.	Security for Debt.....	15
J.	TABOR Compliance.....	15
K.	Subdistricts.....	15

VII.	ANNUAL REPORT	15
A.	General	15
B.	Reporting of Significant Events.....	16
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS.....	17
X.	INTERGOVERNMENTAL AGREEMENTS.....	17
XI.	NON-COMPLIANCE WITH SERVICE PLAN	18
XII.	CONCLUSION.....	18

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Background

On October 4, 2004, by Resolution No. 04-078.1, Series of 2004, the Town approved the Consolidated Service Plan (the “**Original Service Plan**”) for the Cherry Creek South Metropolitan District Nos. 2-11 (collectively, the “**Cherry Creek Districts**”).

At the time of Town approval of the Original Service Plan it was anticipated that the Cherry Creek Districts would collectively undertake the financing and construction of the Public Improvements (as defined in the Original Service Plan). As a result of slowing economic conditions, subsequent to the approval of the Original Service Plan the original developer of the project sold various parcels to different owners and developers, resulting in a diversity of property ownership within the Cherry Creek Districts. As a result of the sale of property to differing interests with differing development plans, it is no longer feasible or practicable for the Cherry Creek Districts to operate together under the Original Service Plan.

In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (“**District Nos. 2 and 3**”) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only. District Nos. 2 and 3 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (“**District Nos. 4-11**”). District Nos. 4-11 currently operate under the Original Service Plan, however, the current owner of the property within District Nos. 4-11 anticipates selling additional parcels to differing groups in the future, resulting in an even more diverse property ownership and diverse development plans. As a result, District Nos. 4-11 have determined that development of the project and financing and construction of the Public Improvements may occur at different times. District Nos. 4-11 have determined that Cherry Creek South Metropolitan District Nos. 4-6 (the “**District Nos. 4-6**”) will serve the property subject to this Service Plan, Cherry Creek South Metropolitan District Nos. 7, 8, 9, and 11 (the “**Districts**”) will serve the property currently planned in the future for residential and mixed use development, and Cherry Creek South Metropolitan District No. 10 (“**District No. 10**”) will serve the property currently planned for commercial development.

As a result of the diversity of property ownership and differing plans and timing for development, District Nos. 4-11 desire to operate independently from one another under different service plans. This Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 (the “**Service Plan**”) is in compliance with the Special District Act and Chapter 10.11 of the Town Code. The District is requesting approval of this Service Plan to conform with the new Town model Service Plan, update the Financial Plan and Capital Plan to reflect current development plans and to remove references to the remainder of the Cherry Creek Districts. District Nos. 4-10 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 4-10 are each processing Amended and Restated Service Plans. Upon approval of this Service Plan by the Town, the Districts shall operate independently from the other Cherry Creek Districts. This Service Plan entirely replaces and supersedes the Original Service Plan as it applies to District Nos. 4-11.

B. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This multiple-district Service Plan is intended to accommodate the phasing of the Project and the infrastructure needs of each phase. It is contemplated, although not required, that the Districts will cooperate with each other on certain infrastructure that benefits the taxpayers and inhabitants of the Service Area, and that each District will additionally have its own particular infrastructure needs.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

C. Need for the Districts

The Districts were previously organized to provide the Public Improvements needed for the Project. There are still no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

D. Objective of the Town Regarding Districts' Service Plan

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the Districts shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the property owner or developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code. The Planned Development Guide approved by the Town on September 21, 2015, and any amendments thereto, is an Approved Development Plan for purposes of this Service Plan.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth

in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District or District No. 11: means Cherry Creek South Metropolitan District No. 11.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Boundaries of the Districts.

Districts: means Cherry Creek South Metropolitan District Nos. 7-9 and 11.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the approval of this Service Plan; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of approval of this Service Plan; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the Districts; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the Districts; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit H**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills (not to exceed 10 mills) the District may levy, as set forth in the Intergovernmental Agreement, to pay for the costs of ongoing administrative, accounting and legal services of the Districts, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Anthology.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of each District.

Service Area: means the property within the boundaries of all of the Districts.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a debt service mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

Following various inclusions and exclusions, the area of the District Boundaries includes approximately 12.795 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 473.519 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to the Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved

Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District or any of the other Districts, or to any of the Districts' bondholders. No District shall impose a mill levy and then exclude the property from its boundaries, unless the property is being included in one of the other Districts.

8. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$166,518,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the Districts to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the Town. The Debt limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for,

except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Revenue Bond Limitation. The District shall not issue revenue bonds where the revenue pledged to such bonds consists of fees, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds. Bonds issued by one of the Districts to which one of the other Districts has pledged toward the repayment of such bonds its property taxes and/or specific ownership taxes derived from a mill levy or other source of revenue shall not be considered revenue bonds under this Section.

13. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the

then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the Service Area of the Districts and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the Districts, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the Districts is approximately \$102,162,627.00. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the property owner or developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions

of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

C. Multiple District Structure

It is anticipated that the Districts, collectively, will undertake the financing and construction of certain of the Public Improvements contemplated herein. Specifically, the Districts shall enter into one or more intergovernmental agreements with each other (subject to Section X herein), which intergovernmental agreement(s) shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the Public Improvements. The Districts will establish a mechanism whereby any one or more of the Districts may separately or collectively fund, construct, install and operate the Public Improvements.

VI. FINANCIAL PLAN

A. General

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project owner or developer, and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total combined Debt that the Districts shall be permitted to issue shall not exceed \$166,518,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$166,518,750 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. D.A. Davidson & Co., shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the Districts are expected to retire all Debt referenced in the

Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of fifty-seven (57) mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. *et seq.*

E. Operation and Maintenance Mill Levy

The District shall be permitted to levy up to 10 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The 2019 operating budget for the District is approximately \$50,000, which is anticipated to be derived from property taxes and other revenues, including owner or developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay the District's operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies a debt service mill levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).
2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).
3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in

any document used for the offering of the Debt for sale to persons, including, but not limited to, an owner or developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts

A District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General

In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following approval of this Service Plan, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Districts may file a combined report. The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request an annual report from the District beyond five (5) years after the District's organization. The District

shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S.

B. Reporting of Significant Events

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District within thirty (30) days of approval of this Service Plan by the Town.

There is attached hereto as Exhibit **G** the Project Owner's Indemnification Letter, which is submitted to the Town by the Owner as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after approval of this Service Plan by the Town, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement within 60 days after approval of this Service Plan by the Town, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section and the intergovernmental agreement referenced in Section V(C) above, no intergovernmental agreements between the Districts and any other government are currently anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. After submission of the proposed intergovernmental agreement in substantially final form to Town staff, the Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S..

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;

8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;

9. The creation of the District is in the best interests of the area proposed to be served;

10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;

11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and

12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

EXHIBIT A
DISTRICT BOUNDARY LEGAL DESCRIPTION
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SAID SECTION 32, NORTH 89°43'49" EAST, A DISTANCE OF 1,689.03 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2009012692, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 320.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°01'12" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF HESS ROAD THE FOLLOWING FIVE (5) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°24'45", AN ARC LENGTH OF 58.15 FEET;
2. TANGENT TO SAID CURVE, SOUTH 23°23'32" EAST, A DISTANCE OF 92.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
4. TANGENT TO SAID CURVE, SOUTH 66°36'28" WEST, A DISTANCE OF 254.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,580.00 FEET;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°54'56", AN ARC LENGTH OF 1,569.52 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE ALONG SAID NORTHWEST QUARTER, NON-TANGENT TO SAID CURVE, NORTH 00°12'59" EAST, A DISTANCE OF 126.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 12.336 ACRES, (537,367 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THAT CORRECTION SPECIAL WARRANTY DEED RECORDED ON DECEMBER 7, 2011 UNDER RECEPTION NO. 2011077256 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SAID SECTION 32, NORTH 89°43'49" EAST, A DISTANCE OF 1,769.46 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°43'49" EAST, A DISTANCE OF 377.27 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HESS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2004088617, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 801.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°41'29" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF HESS ROAD THE FOLLOWING THREE (3) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°44'00", AN ARC LENGTH OF 318.01 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH 36°55'39" WEST, A DISTANCE OF 103.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 265.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'53", AN ARC LENGTH OF 46.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.459 ACRES, (20,007 SQUARE FEET), MORE OR LESS.

DEREK S. BROWN, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map



EXHIBIT C

District Boundary Map

EXHIBIT C-1

DISTRICT BOUNDARY MAP

POINT OF BEGINNING

PARCEL 1

POINT OF COMMENCEMENT

PARCEL 2

NW CORNER SEC. 32,
T.6S., R.66W., SIXTH P.M.

FOUND 3-1/4" ALUMINUM CAP STAMPED
"LS 28286"



POINT OF BEGINNING

PARCEL 2

N 1/4 CORNER SEC. 32,
T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP
STAMPED "PLS 22561"

CORRECTION SPECIAL
WARRANTY DEED
REC. NO. 2011077256

HESS ROAD

SPECIAL WARRANTY DEED
REC. NO. 2004088617

S11°41'29"E
(RADIAL)

NW 1/4 SEC. 32,
T.6S., R.66W., SIXTH P.M.

N89°43'49"E 2666.84'
N89°43'49"E 1769.46'
NORTH LINE OF THE NW1/4 OF SEC. 32

PARCEL 1
537,367 SF
12.336 AC

$\Delta=56^{\circ}54'56''$
 $R=1580.00'$
 $L=1569.52'$

NORTHERLY
RIGHT-OF-WAY LINE

HESS ROAD

SPECIAL WARRANTY DEED
(REC. NO. 2009012692)

PARCEL 2
20,007 SF
0.459 AC

N00°12'59"E 2659.41'
WEST LINE OF THE NW1/4 OF SEC. 32

N 1/4 CORNER SEC. 32,
T.6S., R.66W., SIXTH P.M.
FOUND 12X5X3 STONE

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN
DOUGLAS COUNTY GIS CONTROL POINT 1.065010, BEING
A 3.25" ALUMINUM CAP STAMPED 1.065010 AND DOUGLAS COUNTY
GIS CONTROL POINT 1.060020, BEING A 3.25" ALUMINUM CAP
STAMPED 1.060020, AND ASSUMED TO BEAR SOUTH 63°52'00" EAST.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PARCEL NO. 1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°23'32"E	92.50'
L2	S66°36'28"W	254.99'
L3	N00°12'59"E	126.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°24'45"	320.00'	58.15'
C2	90°00'00"	20.00'	31.42'

PARCEL NO. 2

LINE TABLE		
LINE	BEARING	LENGTH
L4	N36°55'39"W	103.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	22°44'00"	801.50'	318.01'
C4	10°02'53"	265.00'	46.47'

PATH: Q:\54816-16\DWG\EXHIBITS
DWG NAME: DISTRICT 11 4-10.DWG
DWG: TGS CHK: DSB
DATE: 2016-08-03
SCALE: 1" = 300'



300 E. MINERAL AVENUE
SUITE 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11
DOUGLAS COUNTY, COLORADO

JOB NUMBER 54816-16

1 OF 1 SHEETS

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

Cherry Creek Service Plan Engineer's Estimate Summary

In order to put together the Engineer's Estimate of Probable Costs for the Cherry Creek Service Plan Amendment, two civil engineering firms and a landscape architecture firm were engaged to perform this task. Redlands Engineering focused on the major public spine improvements. Examples of these include regional drainage improvements, regional utilities, Chambers Road etc. CVL Consultants was engaged to determine the cost of the public improvements within each of the planning areas. After consultation with Staff it was determined that the public improvement costs for Segment 1A (PAs 13, 34-28) could be used to determine the remaining planning area costs. PCS put together the combined public landscape costs of both the public spine infrastructure and within the planning areas.

The total lot count for this project is 3,082 lots along with 77 acres of commercial. Only a small portion of the site has been designed through preliminary plat. The portion that has been designed consists of 502 lots within Segment 1A. The total cost of the public improvements within the Segment 1A planning areas is \$15,729,970.00 or \$31,334.60 per lot. Based on a discussion with Staff it was agreed that this per lot cost should be applied to all 3,082 lots. Applying this per lot cost to all 3,082 lots totals \$96,573,237.00 for all the public improvements within each planning area.

Redlands Engineering did an analysis of all the costs associated with public improvements outside of the residential planning areas, as well as for regional improvements. This included spine streets (Chambers, Great Plan Way, as well as regional drainage improvements and all utilities needs to serve the project. The total cost of these public improvements is estimated to be \$75,804,145.00. PCS put together an estimate of the cost of public landscaping which totaled \$69,933,128. The total cost of the regional improvements is \$7,724,063.00.

The total cost of all public improvements within the Cherry Creek Metropolitan District is estimated to be \$250,034,573.20. The unit costs that were used in this analysis are current unit costs from other projects in the Denver Metropolitan Area to include Trails at Crowfoot Filings 9-13.

Cherry Creek Metropolitan District Cost Analysis

Total Lot Count	3082
Total Public Improvement Costs	
Redlands/PCS/CVL (3082 lots and the commercial planning areas)	\$ 242,310,510.20
Regional Improvement Costs (Canyons Trunk Sewer Reimbursement, Hess Road Reimbursement, Outfall Systems Planning)	\$ 7,724,063.00
Total Public Improvement Cost	\$ 250,034,573.20
Cost Per Lot	\$ 81,127.38

Roadway Drainage, Utilities, Grading and Erosion Control

Cost

District No. 4	\$	26,744,488.00
District No. 5	\$	11,519,023.00
District No. 6	\$	6,856,665.00
District No. 7	\$	2,707,663.00
District No. 8	\$	15,267,400.00
District No. 9	\$	9,587,293.00
District No. 10	\$	3,121,613.00
District No. 11	\$	-
	\$	75,804,145.00

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape

Cost

District No. 4	\$	12,763,901.00
District No. 5	\$	24,321,637.00
District No. 6	\$	4,938,840.00
District No. 7	\$	2,004,294.00
District No. 8	\$	15,327,164.00
District No. 9	\$	7,502,883.00
District No. 10	\$	1,877,109.00
District No. 11	\$	1,197,300.00
	\$	69,933,128.00

Internal Improvements

Cost

District No. 4	\$	15,729,969.20
District No. 5	\$	17,359,368.40
District No. 6	\$	14,915,269.60
District No. 7	\$	13,442,543.40
District No. 8	\$	17,328,033.80
District No. 9	\$	17,798,052.80
District No. 10	\$	-
District No. 11	\$	-
	\$	96,573,237.20

Regional Improvements

Cost

Canyons Trunk Sewer Reimbursement	\$	877,246.00
Hess Road Reimbursement	\$	6,814,111.00
Outfall Systems Planning	\$	32,706.00
	\$	7,724,063.00

Total Cost of Improvements**\$ 250,034,573.20**

	Streets and Utilities	Landscape*
D4 Public Spine Improvements	\$26,744,488.00	\$12,763,901.00
D5 Public Spine Improvements	\$11,519,023.00	\$24,321,637.00
D6 Public Spine Improvements	\$6,856,665.00	\$4,938,840.00
D4 Internal Public Improvements	\$15,729,969.20	
D5 Internal Public Improvements	\$17,359,368.40	
D6 Internal Public Improvements	\$14,915,269.60	
TOTAL IMPROVEMENT COSTS:	\$93,124,783.20	\$42,024,378.00
*Tap Fees included in landscape cost		
*Internal landscape improvements included in the public spine improvement cost.		
Canyons Trunk Sewer Reimbursement	\$877,246.00	
Hess Road Reimbursement	\$6,814,111.00	
Outfall Systems Plannin	\$32,706.00	
	\$7,724,063.00	
Total	\$142,873,224.20	

Streets, Utilities and Landscaping

	Public Improvements	Landscape**
D10 Public Perimeter Improvements*	\$ 3,121,613.00	\$ 1,877,109.00
TOTAL IMPROVEMENT COSTS:	\$ 3,121,613.00	\$1,877,109.00

***Cost required to bring utilities and streets to perimeter**

****Tap Fees included**

Total Cost	\$ 4,998,722.00
-------------------	------------------------

	Streets and Utilities	Landscape*
D7 Public Spine Infrastructure	\$2,707,663.00	\$2,004,294.00
D8 Public Spine Infrastructure	\$15,267,400.00	\$15,327,164.00
D9 Public Spine Infrastructure	\$9,587,293.00	\$7,502,883.00
D11 Public Spine Infrastructure		
D7 Internal Public Improvements	\$13,442,543.40	
D8 Internal Public Improvements	\$17,328,033.80	
D9 Internal Public Improvements	\$17,798,052.80	
D11 Internal Public Improvements		\$1,197,300.00
Total:	\$76,130,986.00	\$26,031,641.00
Total Cost	\$102,162,627.00	

*Tap Fees included in landscape cost

*Internal landscape improvements included in the public spine improvement cost.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

JDA IMPROVEMENTS

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	
	WATER	\$ 572,384.00
	SANITARY SEWER	\$ 638,231.00
	STORM SEWER	\$ 625,484.00
	ROADWAYS	\$ 5,066,873.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 690,297.20

TOTAL COST \$ 7,593,269.20

PA 34

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 236,004.00
	SANITARY SEWER	\$ 253,869.00
	STORM SEWER	\$ 49,150.00
	ROADWAYS	\$ 618,742.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ -

TOTAL COST \$ 1,157,765.00

PA 35

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 393,762.00
	SANITARY SEWER	\$ 365,759.00
	STORM SEWER	\$ -
	ROADWAYS	\$ 815,172.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 157,469.30

TOTAL COST \$ 1,732,162.30

PA 36

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 434,098.00
	SANITARY SEWER	\$ 424,603.00
	STORM SEWER	\$ 266,046.00
	ROADWAYS	\$ 994,858.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 211,960.50

TOTAL COST \$ 2,331,565.50



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

PA 37

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 404,852.00
	SANITARY SEWER	\$ 440,899.00
	STORM SEWER	\$ 292,514.00
	ROADWAYS	\$ 952,320.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,058.50
TOTAL COST		\$ 2,299,643.50

PA 38

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 412,936.00
	SANITARY SEWER	\$ 419,141.00
	STORM SEWER	\$ 217,500.00
	ROADWAYS	\$ 1,048,442.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 209,801.90
TOTAL COST		\$ 2,307,820.90

PA 13

Item	Description	Cost
	DEMOLITION	\$ -
	EARTHWORK	\$ -
	WATER	\$ 316,156.00
	SANITARY SEWER	\$ 316,964.00
	STORM SEWER	\$ 321,414.00
	ROADWAYS	\$ 679,170.00
	DRY UTILITIES	\$ -
	CONTINGENCY (10%)	\$ 163,370.40
TOTAL COST		\$ 1,797,074.40

TOTAL PROJECT COST \$ 15,729,970.30

- ALL COSTS ARE FURNISHED IN PLACE ESTIMATED COSTS
- REFERENCE TOWN OF PARKER, CDOT STANDARDS, AND PARKER WATER AND SANITATION STANDARDS
- FINAL SUBGRADE TREATMENT / ROADWAY PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- FINAL SUBEXCAVATION RECOMMENDATIONS TO BE PROVIDED BY GEOTECHNICAL ENGINEER
- NO POWER OR GAS SOCTS HAVE BEEN INCLUDED IN THIS ESTIMATE
- NO EROSION CONTROL OR MAINTENANCE IS INCLUDED IN THIS ESTIMATE
- OVEREXCAVATION ASSUMED TO NEED 10' BELOW BOTTOM OF FOOTER
- OAK GULCH CROSSINGS AT S. CHAMBERS RD AND TAMMY LANE ARE NOT INCLUDED IN THIS ESTIMATE.

Exhibit A

Redlands Cost Estimate

**Cherry Creek South Metropolitan District
 District Infrastructure
 Engineer's Preliminary Opinion of Probable Costs**

Roadway, Drainage, Utilities, Grading and Erosion Control	Estimated Cost
District No. 4	\$26,744,488
District No. 5	\$11,519,023
District No. 6	\$6,856,665
District No. 7	\$2,707,663
District No. 8	\$15,267,400
District No. 9	\$9,587,293
District No. 10	\$3,121,613
District No. 11	\$0
	\$75,804,144

Landscape, Irrigation, Open Space, Parks, Trails, Median and Streetscape	Estimated Cost
District No. 4	\$12,763,901
District No. 5	\$24,321,637
District No. 6	\$4,938,840
District No. 7	\$2,004,294
District No. 8	\$15,327,164
District No. 9	\$7,502,883
District No. 10	\$1,877,109
District No. 11	\$1,197,300
	\$69,933,129

Regional Improvements	Estimated Cost
Canyons Trunk Sewer Reimbursement	\$877,246
Hess Road Reimbursement	\$6,814,111
Outfall Systems Planning (OSP) Study Update	\$32,706
	\$7,724,063

TOTAL COMBINED COSTS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT	\$153,461,335
--	----------------------

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

Notes:

Grading quantities for Roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed designs.

Channel Stabilization and Regional Detention Pond costs were obtained from the Town of Parker/UDFCD Oak Gulch Pilot Implementation Study, Analysis of Oak Gulch Stream Stabilization Construction Costs.

Channel Stabilization improvements within Oak Gulch Reach #1, from Jordon Road to Chambers Road, have been equally allocated between Districts 7 & 10 (collective).

Erosion Control Maintenance Estimated at 25% of Initial Installation Cost.

Sanitary Sewer Manhole Spacing assumed every 300-ft.

Water valve spacing assumed every 500-ft. Fire Hydrant spacing along Arterials/Collectors assumed every 750-ft.

Storm drainage improvements for Arterial/Collector roadways are anticipated to consist of a 24-in RCP (on average) storm sewer system for 75% of the length of each one-half of roadway, 2- 10-ft Type 'R' Curb Inlets for every 500-ft of storm sewer, and a 5-ft diameter manhole for every 300-ft of storm sewer.

Street Light spacing assumed every 200-ft.

Assumed street sections in this Preliminary Opinion of Probable Costs are as follows: Chambers Road - Principal Arterial; Stroh Road and Hess Road - Arterial; Great Plains Way, Jordan Road, Tammy Lane, Bramwell Drive, Spirit Trail Boulevard, Red Elder Street, Roads A, B, and D - Residential Collector.

One-half of the **Residential Collector Road** Improvement costs are allocated to adjacent districts based on the length of roadway adjacent to each district. Refer to the Public Improvements Plan for reference to the location of roads and districts.

One-half (1/2) of **Chambers Road** Improvements, from Hess Road to Stroh Road, are included in this Preliminary Opinion of Probable Costs. The remaining one-half (1/2) of Chambers Road improvements, from Hess Road to Stroh Road, are not the responsibility of the property owner/development are not included in this Preliminary Opinion of Probable Costs. One-half (1/2) of Chambers Road Improvements between Hess Road to Bramwell Drive are allocated to District No. 4. One-half (1/2) of Chambers Road Improvements between Bramwell Drive and Stroh Road are allocated to District No. 6. Proposed Traffic signals along Chambers Road (as shown on the Public Improvements Plan) have been allocated as follows: Road 'A' – full cost to District No. 6; Bramwell Drive – one-half (1/2) cost to District No. 4 and one-half (1/2) cost to District No. 6; Great Plain Way – full cost to District No. 4.

**Cherry Creek South Metropolitan District
District Infrastructure
Engineer's Preliminary Opinion of Probable Costs**

One-half (1/2) of **Stroh Road** Improvements with the Shared Stroh Obligation Area, from Motsenbocker Road to approximately 800-ft west of Spirit Trail Boulevard, are included in this Preliminary Opinion of Probable Costs. The one-half (1/2) roadway improvements are allocated to adjacent districts (Districts No. 5 & 6) based on the length of roadway adjacent to each district. One-half (1/2) of the proposed Traffic Signals along Stroh Road (as shown on the Public Improvements Plan) and within the Shared Stroh Obligation Area are allocated as follows: Spirit Trail Boulevard – one quarter (1/4) cost to District No. 5 and one-quarter (1/4) cost to District No. 6; Red Elder Street – one-half (1/2) cost to District No. 5.

The south one-half (1/2) of **Hess Road** Improvements, from Great Plain Way to the Western development boundary, are included in this Preliminary Opinion of Probable Costs and are allocated to District No. 9. The remaining obligated Hess Road Improvement costs are included herein as “Hess Road Reimbursement” under the Regional Improvements section of this Preliminary Opinion of Probable Costs. One-half (1/2) of the proposed Traffic Signals along Hess Road (as shown on the Public Improvements Plan) are allocated as follows: Tammy Lane – one-half (1/2) cost to District No. 4; South Fire Fly Lane – one-half (1/2) cost to District No. 10; Great Plain Way – one-quarter (1/4) cost to District No. 9 and one-quarter (1/4) cost to District No. 10.

Landscape and Irrigation Estimates, including Irrigation Tap Fees, were provided by PCS Group, Inc., dated 2/11/20

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	7,300	LF	\$45.00	\$328,500
10" SDR-35 PVC	1,540	LF	\$50.00	\$77,000
12" SDR-35 PVC	1,640	LF	\$57.00	\$93,480
4' Dia. Manhole	35	EA	\$5,000.00	\$175,000
Flush Sewer & Air Test	10,480	LF	\$1.10	\$11,528
Sanitary Sewer Subtotal				\$689,008

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0.5	EA	\$7,500.00	\$3,750
12" DIP w/ Fittings	2,888	LF	\$100.00	\$288,750
12" Gate Valve	6	EA	\$2,750.00	\$16,500
16" DIP w/ Fittings	7,713	LF	\$130.00	\$1,002,625
16" Butterfly Valve	15	LF	\$3,200.00	\$48,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	14	EA	\$5,850.00	\$81,900
Pressure Reducing Station	1	LS	\$50,000.00	\$50,000
Water Subtotal				\$1,497,725

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.23	LS	\$6,036,114.00	\$1,388,306
Oak Gulch Reach #2 Stabilization	1	LS	\$972,404.00	\$972,404
West Stroh Reach #1 Stabilization	0.3	LS	\$2,858,094.00	\$857,428
West Stroh Reach #2 Stabilization	1	LS	\$2,043,443.00	\$2,043,443
Detention Facility (Pond 404)	1	LS	\$751,075.00	\$751,075
Detention Facility (Pond 410)	1	LS	\$2,114,715.00	\$2,114,715
10' x 8' Reinforced Concrete Box Culvert	130	LF	\$1,100.00	\$143,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	4	EA	\$25,000.00	\$100,000

Chambers Road (Half-width Principal Arterial)	4,130	LF		
24" RCP (Average Size)	3,098	LF	\$75.00	\$232,350
5' Dia. Manhole	10	EA	\$4,500.00	\$45,000
10' Type 'R' Inlet	12	EA	\$8,500.00	\$102,000

Great Plains Way (Full-width Residential Collector)	3,075	LF		
24" RCP (Average Size)	2,306	LF	\$75.00	\$172,950
5' Dia. Manhole	8	EA	\$4,500.00	\$36,000
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Tammy Lane (Full-width Residential Collector)</i>	1,780	LF		
24" RCP (Average Size)	1,335	LF	\$75.00	\$100,125
5' Dia. Manhole	4	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	5	EA	\$8,500.00	\$42,500
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
24" RCP (Average Size)	2,636	LF	\$75.00	\$197,700
5' Dia. Manhole	9	EA	\$4,500.00	\$40,500
10' Type 'R' Inlet	11	EA	\$8,500.00	\$93,500
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
24" RCP (Average Size)	510	LF	\$75.00	\$38,250
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000
Storm Drainage Subtotal				\$9,779,971

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Chambers Road (Half-width Principal Arterial)</i>	4,130	LF		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	21,568	SY	\$3.00	\$64,704
Asphalt Pavement (11-inch)	206,959	SY-IN	\$4.15	\$858,880
Curb & Gutter, Type 2 (Section II-B)	4,130	LF	\$22.00	\$90,860
Curb & Gutter, Type 2 (Section I-B)	4,130	LF	\$16.00	\$66,080
Concrete Splash Strip (24" wide)	8,260	SF	\$6.00	\$49,560
Subgrade Prep, Sidewalk	41,300	SF	\$0.50	\$20,650
Concrete Sidewalk (8-ft wide, 6-in thick)	33,040	SF	\$6.00	\$198,240
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	8,260	LF	\$28.00	\$231,280
Lane Striping	12,390	LF	\$0.75	\$9,293
Street Light	10	EA	\$3,000.00	\$30,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	86	LF	\$12,500.00	\$1,075,000
<i>Great Plains Way (Full-width Residential Collector)</i>	3,075	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	13,325	SY	\$3.00	\$39,975

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	98,400	SY-IN	\$4.15	\$408,360
Curb & Gutter, Type 2 (Section II-B)	6,150	LF	\$22.00	\$135,300
Curb & Gutter, Type 2 (Section I-B)	6,150	LF	\$16.00	\$98,400
Subgrade Prep, Sidewalk	43,050	SF	\$0.50	\$21,525
Concrete Sidewalk (5-ft wide, 6-in thick)	30,750	SF	\$6.00	\$184,500
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	3,075	LF	\$28.00	\$86,100
Lane Striping	3,075	LF	\$0.75	\$2,306
Street Light	15	EA	\$3,000.00	\$45,000
Traffic Signal	0	LS	\$350,000.00	\$0

Jordan Road (Full-width Residential Collector)

	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Section II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0

Tammy Lane (Full-width Residential Collector)

	1,780	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,713	SY	\$3.00	\$23,139
Asphalt Pavement (9-inch)	56,960	SY-IN	\$4.15	\$236,384
Curb & Gutter, Type 2 (Section II-B)	3,560	LF	\$22.00	\$78,320
Subgrade Prep, Sidewalk	24,920	SF	\$0.50	\$12,460
Concrete Sidewalk (5-ft wide, 6-in thick)	17,800	SF	\$6.00	\$106,800
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	3,560	LF	\$28.00	\$99,680
Lane Striping	1,780	LF	\$0.75	\$1,335
Street Light	9	EA	\$3,000.00	\$27,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 4 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Bramwell Drive (Full width Residential Collector)</i>	3,515	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,232	SY	\$3.00	\$45,696
Asphalt Pavement (9-inch)	112,480	SY-IN	\$4.15	\$466,792
Curb & Gutter, Type 2 (Secton II-B)	7,030	LF	\$22.00	\$154,660
Subgrade Prep, Sidewalk	49,210	SF	\$0.50	\$24,605
Concrete Sidewalk (5-ft wide, 6-in thick)	35,150	SF	\$6.00	\$210,900
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	7,030	LF	\$28.00	\$196,840
Lane Striping	3,515	LF	\$0.75	\$2,636
Street Light	18	EA	\$3,000.00	\$54,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'D' (Full width Residential Collector)</i>	680	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,947	SY	\$3.00	\$8,841
Asphalt Pavement (9-inch)	21,760	SY-IN	\$4.15	\$90,304
Curb & Gutter, Type 2 (Secton II-B)	1,360	LF	\$22.00	\$29,920
Subgrade Prep, Sidewalk	9,520	SF	\$0.50	\$4,760
Concrete Sidewalk (5-ft wide, 6-in thick)	6,800	SF	\$6.00	\$40,800
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,360	LF	\$28.00	\$38,080
Lane Striping	680	LF	\$0.75	\$510
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$7,136,501
			District No. 4 Subtotal	\$19,103,205
Construction Contingency			10%	\$1,910,321
Mobilization			5%	\$955,160
Surveying			3%	\$573,096
Construction Management and Testing			12%	\$2,292,385
Design/Planning			10%	\$1,910,321
District No. 4 Total				\$26,744,488

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,548	LF	\$45.00	\$114,638
10" SDR-35 PVC	1,950	LF	\$50.00	\$97,500
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	15	EA	\$5,000.00	\$75,000
Flush Sewer & Air Test	4,498	LF	\$1.10	\$4,947
		Sanitary Sewer Subtotal		\$295,585

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
8" PVC w/ Fittings	1,165	LF	\$50.00	\$58,250
8" Gate Valve	2	EA	\$2,000.00	\$4,000
12" DIP w/ Fittings	2,470	LF	\$100.00	\$247,000
12" Gate Valve	5	EA	\$2,750.00	\$13,750
16" DIP w/ Fittings	2,570	LF	\$130.00	\$334,100
16" Butterfly Valve	5	LF	\$3,200.00	\$16,000
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$5,850.00	\$40,950
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$720,250

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.40	LS	\$2,858,094.00	\$1,143,238
West Stroh Reach #3 Stabilization	1	LS	\$1,170,482.00	\$1,170,482
8' x 8' Reinforced Concrete Box Culvert	130	LF	\$800.00	\$104,000
10' x 6' Reinforced Concrete Box Culvert	130	LF	\$1,000.00	\$130,000
10' x 10' Reinforced Concrete Box Culvert	130	LF	\$1,400.00	\$182,000
Headwall/Wingwall	6	EA	\$25,000.00	\$150,000

<i>Stroh Road (Half-width Arterial)</i>	<i>5,010</i>	<i>LF</i>		
24" RCP (Average Size)	3,758	LF	\$75.00	\$281,850
5' Dia. Manhole	13	EA	\$4,500.00	\$58,500
10' Type 'R' Inlet	15	EA	\$8,500.00	\$127,500

<i>Bramwell Drive (Full width Residential Collector)</i>	<i>523</i>	<i>LF</i>		
24" RCP (Average Size)	392	LF	\$75.00	\$29,400
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	<i>2,193</i>	<i>LF</i>		
24" RCP (Average Size)	1,644	LF	\$75.00	\$123,300
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Red Elder Street (Full width Residential Collector)	1,165	LF		
24" RCP (Average Size)	874	LF	\$75.00	\$65,550
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
		Storm Drainage Subtotal		\$3,708,320

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Stroh Road (Half-width Arterial)	5,010	LF		
Clearing & Grubbing	7	AC	\$1,000.00	\$7,000
Overlot Grading (Cut to Fill)	28,228	CY	\$2.25	\$63,513
Erosion Control	7	AC	\$6,000.00	\$42,000
Maintenance (25% of initial install)	1.8	AC	\$6,000.00	\$10,800
Subgrade Prep, Road	19,483	SY	\$3.00	\$58,449
Asphalt Pavement (11-inch)	177,577	SY-IN	\$4.15	\$736,945
Curb & Gutter, Type 2 (Section II-B)	5,010	LF	\$22.00	\$110,220
Curb & Gutter, Type 2 (Section I-B)	5,010	LF	\$16.00	\$80,160
Concrete Splash Strip (24" wide)	10,020	SF	\$6.00	\$60,120
Subgrade Prep, Sidewalk	50,100	SF	\$0.50	\$25,050
Concrete Sidewalk (8-ft wide, 6-in thick)	40,080	SF	\$6.00	\$240,480
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	10,020	LF	\$28.00	\$280,560
Lane Striping	10,020	LF	\$0.75	\$7,515
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0.75	LS	\$350,000.00	\$262,500

Bramwell Drive (Full width Residential Collector)	523	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,264	SY	\$3.00	\$6,792
Asphalt Pavement (9-inch)	16,720	SY-IN	\$4.15	\$69,388
Curb & Gutter, Type 2 (Section II-B)	1,045	LF	\$22.00	\$22,990
Subgrade Prep, Sidewalk	7,315	SF	\$0.50	\$3,658
Concrete Sidewalk (5-ft wide, 6-in thick)	5,225	SF	\$6.00	\$31,350
Concrete Curb Ramp (Intersection)	5	EA	\$3,200.00	\$16,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	1,045	LF	\$28.00	\$29,260
Lane Striping	523	LF	\$0.75	\$392
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 5 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	2,193	LF		
Clearing & Grubbing	4	AC	\$1,000.00	\$4,000
Overlot Grading (Cut to Fill)	16,130	CY	\$2.25	\$36,293
Erosion Control	4	AC	\$6,000.00	\$24,000
Maintenance (25% of initial install)	1.0	AC	\$6,000.00	\$6,000
Subgrade Prep, Road	9,501	SY	\$3.00	\$28,503
Asphalt Pavement (9-inch)	70,160	SY-IN	\$4.15	\$291,164
Curb & Gutter, Type 2 (Secton II-B)	4,385	LF	\$22.00	\$96,470
Subgrade Prep, Sidewalk	30,695	SF	\$0.50	\$15,348
Concrete Sidewalk (5-ft wide, 6-in thick)	21,925	SF	\$6.00	\$131,550
Concrete Curb Ramp (Intersection)	10	EA	\$3,200.00	\$32,000
Concrete Curb Ramp (Mid-block)	2	EA	\$2,280.00	\$4,560
Trench Drain (4-inch)	4,385	LF	\$28.00	\$122,780
Lane Striping	2,193	LF	\$0.75	\$1,644
Street Light	11	EA	\$3,000.00	\$33,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Red Elder Street (Full width Residential Collector)</i>	1,165	LF		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	5,048	SY	\$3.00	\$15,144
Asphalt Pavement (9-inch)	37,280	SY-IN	\$4.15	\$154,712
Curb & Gutter, Type 2 (Secton II-B)	2,330	LF	\$22.00	\$51,260
Subgrade Prep, Sidewalk	16,310	SF	\$0.50	\$8,155
Concrete Sidewalk (5-ft wide, 6-in thick)	11,650	SF	\$6.00	\$69,900
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,330	LF	\$28.00	\$65,240
Lane Striping	1,165	LF	\$0.75	\$874
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$3,503,719
			District No. 5 Subtotal	\$8,227,874
Construction Contingency			10%	\$822,787
Mobilization			5%	\$411,394
Surveying			3%	\$246,836
Construction Management and Testing			12%	\$987,345
Design/Planning			10%	\$822,787

District No. 5 Total **\$11,519,023**

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	4,318	LF	\$45.00	\$194,288
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	14	EA	\$5,000.00	\$70,000
Flush Sewer & Air Test	4,318	LF	\$1.10	\$4,749
		Sanitary Sewer Subtotal		\$272,537

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	1	EA	\$6,200.00	\$6,200
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,393	LF	\$100.00	\$139,250
12" Gate Valve	3	EA	\$2,750.00	\$8,250
16" DIP w/ Fittings	2,235	LF	\$130.00	\$290,550
16" Butterfly Valve	4	LF	\$3,200.00	\$12,800
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	5	EA	\$5,850.00	\$29,250
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$486,300

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
West Stroh Reach #1 Stabilization	0.30	LS	\$2,858,094.00	\$857,428

Chambers Road (Half-width Principal Arterial)

	2,890	LF		
24" RCP (Average Size)	2,168	LF	\$75.00	\$162,600
5' Dia. Manhole	7	EA	\$4,500.00	\$31,500
10' Type 'R' Inlet	9	EA	\$8,500.00	\$76,500

Stroh Road (Half-width Principal Arterial)

	820	LF		
24" RCP (Average Size)	615	LF	\$75.00	\$46,125
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Bramwell Drive (Full width Residential Collector)

	278	LF		
24" RCP (Average Size)	208	LF	\$75.00	\$15,600
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Spirit Trail Boulevard (Full width Residential Collector)

	1,393	LF		
24" RCP (Average Size)	1,044	LF	\$75.00	\$78,300
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
		Storm Drainage Subtotal		\$1,354,553

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Chambers Road (Half-width Principal Arterial)</i>	2,890	LF		
Clearing & Grubbing	6	AC	\$1,000.00	\$6,000
Overlot Grading (Cut to Fill)	24,195	CY	\$2.25	\$54,439
Erosion Control	6	AC	\$6,000.00	\$36,000
Maintenance (25% of initial install)	1.5	AC	\$6,000.00	\$9,000
Subgrade Prep, Road	15,092	SY	\$3.00	\$45,276
Asphalt Pavement (11-inch)	144,821	SY-IN	\$4.15	\$601,007
Curb & Gutter, Type 2 (Secton II-B)	2,890	LF	\$22.00	\$63,580
Curb & Gutter, Type 2 (Section I-B)	2,890	LF	\$16.00	\$46,240
Concrete Splash Strip (24" wide)	5,780	SF	\$6.00	\$34,680
Subgrade Prep, Sidewalk	28,900	SF	\$0.50	\$14,450
Concrete Sidewalk (8-ft wide, 6-in thick)	23,120	SF	\$6.00	\$138,720
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,780	LF	\$28.00	\$161,840
Lane Striping	8,670	LF	\$0.75	\$6,503
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	1.50	LS	\$350,000.00	\$525,000
Arterial Bridge (Single Bridge - 1/2 Road Section)	0	LF	\$12,500.00	\$0
<i>Stroh Road (Half-width Arterial)</i>	820	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	3,189	SY	\$3.00	\$9,567
Asphalt Pavement (11-inch)	29,064	SY-IN	\$4.15	\$120,616
Curb & Gutter, Type 2 (Secton II-B)	820	LF	\$22.00	\$18,040
Curb & Gutter, Type 2 (Section I-B)	820	LF	\$16.00	\$13,120
Concrete Splash Strip (24" wide)	1,640	SF	\$6.00	\$9,840
Subgrade Prep, Sidewalk	8,200	SF	\$0.50	\$4,100
Concrete Sidewalk (8-ft wide, 6-in thick)	6,560	SF	\$6.00	\$39,360
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	1,640	LF	\$28.00	\$45,920
Lane Striping	1,640	LF	\$0.75	\$1,230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Bramwell Drive (Full width Residential Collector)</i>	278	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,203	SY	\$3.00	\$3,609

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 6 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Asphalt Pavement (9-inch)	8,880	SY-IN	\$4.15	\$36,852
Curb & Gutter, Type 2 (Secton II-B)	555	LF	\$22.00	\$12,210
Subgrade Prep, Sidewalk	3,885	SF	\$0.50	\$1,943
Concrete Sidewalk (5-ft wide, 6-in thick)	2,775	SF	\$6.00	\$16,650
Concrete Curb Ramp (Intersection)	0	EA	\$3,200.00	\$0
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	555	LF	\$28.00	\$15,540
Lane Striping	278	LF	\$0.75	\$208
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Spirit Trail Boulevard (Full width Residential Collector)</i>	1,393	LF		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	6,034	SY	\$3.00	\$18,102
Asphalt Pavement (9-inch)	44,560	SY-IN	\$4.15	\$184,924
Curb & Gutter, Type 2 (Secton II-B)	2,785	LF	\$22.00	\$61,270
Subgrade Prep, Sidewalk	19,495	SF	\$0.50	\$9,748
Concrete Sidewalk (5-ft wide, 6-in thick)	13,925	SF	\$6.00	\$83,550
Concrete Curb Ramp (Intersection)	6	EA	\$3,200.00	\$19,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,785	LF	\$28.00	\$77,980
Lane Striping	1,393	LF	\$0.75	\$1,044
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$2,784,227
		District No. 6 Subtotal		\$4,897,617
Construction Contingency		10%		\$489,762
Mobilization		5%		\$244,881
Surveying		3%		\$146,929
Construction Management and Testing		12%		\$587,714
Design/Planning		10%		\$489,762
District No. 6 Total				\$6,856,665

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,060	LF	\$45.00	\$92,700
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	7	EA	\$5,000.00	\$35,000
Flush Sewer & Air Test	2,060	LF	\$1.10	\$2,266
Sanitary Sewer Subtotal				\$133,466

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	1,990	LF	\$100.00	\$199,000
12" Gate Valve	4	EA	\$2,750.00	\$11,000
16" DIP w/ Fittings	568	LF	\$130.00	\$73,775
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,850.00	\$17,550
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$304,525

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431

Great Plains Way (Full-width Residential Collector)	670	LF		
24" RCP (Average Size)	503	LF	\$75.00	\$37,725
5' Dia. Manhole	2	EA	\$4,500.00	\$9,000
10' Type 'R' Inlet	2	EA	\$8,500.00	\$17,000

Jordan Road (Full-width Residential Collector)	1,335	LF		
24" RCP (Average Size)	1,001	LF	\$75.00	\$75,075
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	4	EA	\$8,500.00	\$34,000
Storm Drainage Subtotal				\$759,731

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Great Plains Way (Full-width Residential Collector)	670	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	2,903	SY	\$3.00	\$8,709
Asphalt Pavement (9-inch)	21,440	SY-IN	\$4.15	\$88,976
Curb & Gutter, Type 2 (Secton II-B)	1,340	LF	\$22.00	\$29,480
Subgrade Prep, Sidewalk	9,380	SF	\$0.50	\$4,690
Concrete Sidewalk (5-ft wide, 6-in thick)	6,700	SF	\$6.00	\$40,200
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 7 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Trench Drain (4-inch)	1,340	LF	\$28.00	\$37,520
Lane Striping	670	LF	\$0.75	\$503
Street Light	3	EA	\$3,000.00	\$9,000
Traffic Signal	0	LS	\$350,000.00	\$0
Jordan Road (Full-width Residential Collector)	1,335	LF		
Clearing & Grubbing	2.5	AC	\$1,000.00	\$2,500
Overlot Grading (Cut to Fill)	10,081	CY	\$2.25	\$22,682
Erosion Control	2.5	AC	\$6,000.00	\$15,000
Maintenance (25% of initial install)	0.6	AC	\$6,000.00	\$3,600
Subgrade Prep, Road	5,785	SY	\$3.00	\$17,355
Asphalt Pavement (9-inch)	42,720	SY-IN	\$4.15	\$177,288
Curb & Gutter, Type 2 (Section II-B)	2,670	LF	\$22.00	\$58,740
Subgrade Prep, Sidewalk	18,690	SF	\$0.50	\$9,345
Concrete Sidewalk (5-ft wide, 6-in thick)	13,350	SF	\$6.00	\$80,100
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,670	LF	\$28.00	\$74,760
Lane Striping	1,335	LF	\$0.75	\$1,001
Street Light	7	EA	\$3,000.00	\$21,000
Traffic Signal	0	LS	\$350,000.00	\$0
		Street Subtotal		\$736,323
		District No. 7 Subtotal		\$1,934,045
Construction Contingency		10%		\$193,405
Mobilization		5%		\$96,702
Surveying		3%		\$58,021
Construction Management and Testing		12%		\$232,085
Design/Planning		10%		\$193,405
		District No. 7 Total		\$2,707,663

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,700	LF	\$45.00	\$166,500
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	12	EA	\$5,000.00	\$60,000
Flush Sewer & Air Test	3,700	LF	\$1.10	\$4,070
		Sanitary Sewer Subtotal		\$234,070
Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,955	LF	\$100.00	\$595,500
12" Gate Valve	12	EA	\$2,750.00	\$33,000
16" DIP w/ Fittings	2,880	LF	\$130.00	\$374,400
16" Butterfly Valve	6	LF	\$3,200.00	\$19,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	12	EA	\$5,850.00	\$70,200
Pressure Reducing Station	0	LS	\$50,000.00	\$0
		Water Subtotal		\$1,092,300
Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.58	LS	\$6,036,114.00	\$3,500,946
Detention Facility (Pond 401)	1	LS	\$907,035.00	\$907,035
Detention Facility (Pond 402)	1	LS	\$2,491,058.00	\$2,491,058
48" RCP	130	LF	\$175.00	\$22,750
84" RCP	200	LF	\$520.00	\$104,000
48" Flared End Section	1	EA	\$2,750.00	\$2,750
Headwall/Wingwall	1	EA	\$25,000.00	\$25,000
Great Plains Way (Full-width Residential Collector)	2,487	LF		
24" RCP (Average Size)	1,865	LF	\$75.00	\$139,875
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	7	EA	\$8,500.00	\$59,500
Collector 'A' (Full width Residential Collector)	2,550	LF		
24" RCP (Average Size)	1,913	LF	\$75.00	\$143,475
5' Dia. Manhole	6	EA	\$4,500.00	\$27,000
10' Type 'R' Inlet	8	EA	\$8,500.00	\$68,000
		Storm Drainage Subtotal		\$7,518,389

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 8 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Great Plains Way (Full-width Residential Collector)</i>	<i>2,487</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	10,777	SY	\$3.00	\$32,331
Asphalt Pavement (9-inch)	79,584	SY-IN	\$4.15	\$330,274
Curb & Gutter, Type 2 (Secton II-B)	4,974	LF	\$22.00	\$109,428
Subgrade Prep, Sidewalk	34,818	SF	\$0.50	\$17,409
Concrete Sidewalk (5-ft wide, 6-in thick)	24,870	SF	\$6.00	\$149,220
Concrete Curb Ramp (Intersection)	7	EA	\$3,200.00	\$22,400
Concrete Curb Ramp (Mid-block)	3	EA	\$2,280.00	\$6,840
Trench Drain (4-inch)	4,974	LF	\$28.00	\$139,272
Lane Striping	2,487	LF	\$0.75	\$1,865
Street Light	12	EA	\$3,000.00	\$36,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000
<i>Collector 'A' (Full width Residential Collector)</i>	<i>2,550</i>	<i>LF</i>		
Clearing & Grubbing	5	AC	\$1,000.00	\$5,000
Overlot Grading (Cut to Fill)	20,163	CY	\$2.25	\$45,367
Erosion Control	5	AC	\$6,000.00	\$30,000
Maintenance (25% of initial install)	1.3	AC	\$6,000.00	\$7,800
Subgrade Prep, Road	11,050	SY	\$3.00	\$33,150
Asphalt Pavement (9-inch)	81,600	SY-IN	\$4.15	\$338,640
Curb & Gutter, Type 2 (Secton II-B)	5,100	LF	\$22.00	\$112,200
Subgrade Prep, Sidewalk	35,700	SF	\$0.50	\$17,850
Concrete Sidewalk (5-ft wide, 6-in thick)	25,500	SF	\$6.00	\$153,000
Concrete Curb Ramp (Intersection)	8	EA	\$3,200.00	\$25,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	5,100	LF	\$28.00	\$142,800
Lane Striping	2,550	LF	\$0.75	\$1,913
Street Light	13	EA	\$3,000.00	\$39,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,060,526
			District No. 8 Subtotal	\$10,905,285
Construction Contingency			10%	\$1,090,529
Mobilization			5%	\$545,264
Surveying			3%	\$327,159
Construction Management and Testing			12%	\$1,308,634
Design/Planning			10%	\$1,090,529
District No. 8 Total				\$15,267,400

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	3,950	LF	\$45.00	\$177,750
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	0	LF	\$57.00	\$0
4' Dia. Manhole	13	EA	\$5,000.00	\$65,000
Flush Sewer & Air Test	3,950	LF	\$1.10	\$4,345
Sanitary Sewer Subtotal				\$250,595

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	0	EA	\$7,500.00	\$0
12" DIP w/ Fittings	5,665	LF	\$100.00	\$566,500
12" Gate Valve	11	EA	\$2,750.00	\$30,250
16" DIP w/ Fittings	0	LF	\$130.00	\$0
16" Butterfly Valve	0	LF	\$3,200.00	\$0
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$5,850.00	\$46,800
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$643,550

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #3 Stabilization	1.00	LS	\$2,283,611.00	\$2,283,611
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Hess Road (Half-width Arterial)	1,900	LF		
24" RCP (Average Size)	1,425	LF	\$75.00	\$106,875
5' Dia. Manhole	5	EA	\$4,500.00	\$22,500
10' Type 'R' Inlet	6	EA	\$8,500.00	\$51,000

Collector 'A' (Full width Residential Collector)	4,550	LF		
24" RCP (Average Size)	3,413	LF	\$75.00	\$255,975
5' Dia. Manhole	11	EA	\$4,500.00	\$49,500
10' Type 'R' Inlet	14	EA	\$8,500.00	\$119,000

Collector 'B' (Full width Residential Collector)	1,115	LF		
24" RCP (Average Size)	836	LF	\$75.00	\$62,700
5' Dia. Manhole	3	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3	EA	\$8,500.00	\$25,500
Storm Drainage Subtotal				\$3,082,411

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<i>Hess Road (Half-width Arterial)</i>	<i>1,900</i>	<i>LF</i>		
Clearing & Grubbing	3	AC	\$1,000.00	\$3,000
Overlot Grading (Cut to Fill)	12,098	CY	\$2.25	\$27,221
Erosion Control	3	AC	\$6,000.00	\$18,000
Maintenance (25% of initial install)	0.8	AC	\$6,000.00	\$4,800
Subgrade Prep, Road	7,389	SY	\$3.00	\$22,167
Asphalt Pavement (11-inch)	67,344	SY-IN	\$4.15	\$279,478
Curb & Gutter, Type 2 (Secton II-B)	1,900	LF	\$22.00	\$41,800
Curb & Gutter, Type 2 (Section I-B)	1,900	LF	\$16.00	\$30,400
Concrete Splash Strip (24" wide)	3,800	SF	\$6.00	\$22,800
Subgrade Prep, Sidewalk	19,000	SF	\$0.50	\$9,500
Concrete Sidewalk (8-ft wide, 6-in thick)	15,200	SF	\$6.00	\$91,200
Concrete Curb Ramp (Intersection)	2	EA	\$3,200.00	\$6,400
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	3,800	LF	\$28.00	\$106,400
Lane Striping	3,800	LF	\$0.75	\$2,850
Street Light	5	EA	\$3,000.00	\$15,000
Traffic Signal	0.25	LS	\$350,000.00	\$87,500
<i>Collector 'A' (Full width Residential Collector)</i>	<i>4,550</i>	<i>LF</i>		
Clearing & Grubbing	8	AC	\$1,000.00	\$8,000
Overlot Grading (Cut to Fill)	32,260	CY	\$2.25	\$72,585
Erosion Control	8	AC	\$6,000.00	\$48,000
Maintenance (25% of initial install)	2.0	AC	\$6,000.00	\$12,000
Subgrade Prep, Road	19,717	SY	\$3.00	\$59,151
Asphalt Pavement (9-inch)	145,600	SY-IN	\$4.15	\$604,240
Curb & Gutter, Type 2 (Secton II-B)	9,100	LF	\$22.00	\$200,200
Subgrade Prep, Sidewalk	63,700	SF	\$0.50	\$31,850
Concrete Sidewalk (5-ft wide, 6-in thick)	45,500	SF	\$6.00	\$273,000
Concrete Curb Ramp (Intersection)	16	EA	\$3,200.00	\$51,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	9,100	LF	\$28.00	\$254,800
Lane Striping	4,550	LF	\$0.75	\$3,413
Street Light	23	EA	\$3,000.00	\$69,000
Traffic Signal	0	LS	\$350,000.00	\$0
<i>Collector 'B' (Full width Residential Collector)</i>	<i>1,115</i>	<i>LF</i>		
Clearing & Grubbing	2	AC	\$1,000.00	\$2,000
Overlot Grading (Cut to Fill)	8,065	CY	\$2.25	\$18,146
Erosion Control	2	AC	\$6,000.00	\$12,000
Maintenance (25% of initial install)	0.5	AC	\$6,000.00	\$3,000
Subgrade Prep, Road	4,832	SY	\$3.00	\$14,496
Asphalt Pavement (9-inch)	35,680	SY-IN	\$4.15	\$148,072
Curb & Gutter, Type 2 (Secton II-B)	2,230	LF	\$22.00	\$49,060
Subgrade Prep, Sidewalk	15,610	SF	\$0.50	\$7,805
Concrete Sidewalk (5-ft wide, 6-in thick)	11,150	SF	\$6.00	\$66,900

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 9 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

	QUANTITY	UNIT	UNIT PRICE	COST
Concrete Curb Ramp (Intersection)	4	EA	\$3,200.00	\$12,800
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	2,230	LF	\$28.00	\$62,440
Lane Striping	1,115	LF	\$0.75	\$836
Street Light	6	EA	\$3,000.00	\$18,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$2,871,510
			District No. 9 Subtotal	\$6,848,066
Construction Contingency			10%	\$684,807
Mobilization			5%	\$342,403
Surveying			3%	\$205,442
Construction Management and Testing			12%	\$821,768
Design/Planning			10%	\$684,807
			District No. 9 Total	\$9,587,293

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
Connect to Existing Main	1	EA	\$3,500.00	\$3,500
8" SDR-35 PVC	2,910	LF	\$45.00	\$130,950
10" SDR-35 PVC	0	LF	\$50.00	\$0
12" SDR-35 PVC	1,850	LF	\$57.00	\$105,450
4' Dia. Manhole	16	EA	\$5,000.00	\$80,000
Flush Sewer & Air Test	4,760	LF	\$1.10	\$5,236
Sanitary Sewer Subtotal				\$325,136

Water	QUANTITY	UNIT	UNIT PRICE	COST
16"x16" Tapping Sleeve and Valve	0	EA	\$6,200.00	\$0
24"x16" Tapping Sleeve and Valve	1.5	EA	\$7,500.00	\$11,250
12" DIP w/ Fittings	455	LF	\$100.00	\$45,500
12" Gate Valve	1	EA	\$2,750.00	\$2,750
16" DIP w/ Fittings	680	LF	\$130.00	\$88,400
16" Butterfly Valve	1	LF	\$3,200.00	\$3,200
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	2	EA	\$5,850.00	\$11,700
Pressure Reducing Station	0	LS	\$50,000.00	\$0
Water Subtotal				\$162,800

Storm Drainage	QUANTITY	UNIT	UNIT PRICE	COST
Oak Gulch Reach #1 Stabilization	0.095	LS	\$6,036,114.00	\$573,431
Detention Facility (Pond 403)	1	LS	\$515,391.00	\$515,391
72" RCP	130	LF	\$325.00	\$42,250
Headwall/Wingwall	2	EA	\$25,000.00	\$50,000

Great Plains Way (Full-width Residential Collector)	307	LF		
24" RCP (Average Size)	230	LF	\$75.00	\$17,250
5' Dia. Manhole	1	EA	\$4,500.00	\$4,500
10' Type 'R' Inlet	1	EA	\$8,500.00	\$8,500

Jordan Road (Full-width Residential Collector)	110	LF		
24" RCP (Average Size)	83	LF	\$75.00	\$6,225
5' Dia. Manhole	0	EA	\$4,500.00	\$0
10' Type 'R' Inlet	0	EA	\$8,500.00	\$0
Storm Drainage Subtotal				\$1,217,547

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
Hess Road (Half-width Arterial)	0	LF		
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

**Cherry Creek South Metropolitan District
Preliminary Opinion of Probable Cost
District No. 10 - Roadway, Drainage, Utility, Grading and Erosion Control Costs**

Great Plains Way (Full-width Residential Collector)	307	LF		
Clearing & Grubbing	1	AC	\$1,000.00	\$1,000
Overlot Grading (Cut to Fill)	4,033	CY	\$2.25	\$9,074
Erosion Control	1	AC	\$6,000.00	\$6,000
Maintenance (25% of initial install)	0.3	AC	\$6,000.00	\$1,800
Subgrade Prep, Road	1,330	SY	\$3.00	\$3,990
Asphalt Pavement (9-inch)	9,824	SY-IN	\$4.15	\$40,770
Curb & Gutter, Type 2 (Secton II-B)	614	LF	\$22.00	\$13,508
Subgrade Prep, Sidewalk	4,298	SF	\$0.50	\$2,149
Concrete Sidewalk (5-ft wide, 6-in thick)	3,070	SF	\$6.00	\$18,420
Concrete Curb Ramp (Intersection)	3	EA	\$3,200.00	\$9,600
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	614	LF	\$28.00	\$17,192
Lane Striping	307	LF	\$0.75	\$230
Street Light	2	EA	\$3,000.00	\$6,000
Traffic Signal	0.50	LS	\$350,000.00	\$175,000

Jordan Road (Full-width Residential Collector)	110	LF		
Clearing & Grubbing	0.2	AC	\$1,000.00	\$200
Overlot Grading (Cut to Fill)	807	CY	\$2.25	\$1,816
Erosion Control	0.2	AC	\$6,000.00	\$1,200
Maintenance (25% of initial install)	0.1	AC	\$6,000.00	\$600
Subgrade Prep, Road	477	SY	\$3.00	\$1,431
Asphalt Pavement (9-inch)	3,520	SY-IN	\$4.15	\$14,608
Curb & Gutter, Type 2 (Secton II-B)	220	LF	\$22.00	\$4,840
Subgrade Prep, Sidewalk	1,540	SF	\$0.50	\$770
Concrete Sidewalk (5-ft wide, 6-in thick)	1,100	SF	\$6.00	\$6,600
Concrete Curb Ramp (Intersection)	1	EA	\$3,200.00	\$3,200
Concrete Curb Ramp (Mid-block)	0	EA	\$2,280.00	\$0
Trench Drain (4-inch)	220	LF	\$28.00	\$6,160
Lane Striping	110	LF	\$0.75	\$83
Street Light	1	EA	\$3,000.00	\$3,000
Traffic Signal	0	LS	\$350,000.00	\$0
			Street Subtotal	\$524,241

District No. 10 Subtotal \$2,229,724

Construction Contingency	10%	\$222,972
Mobilization	5%	\$111,486
Surveying	3%	\$66,892
Construction Management and Testing	12%	\$267,567
Design/Planning	10%	\$222,972

District No. 10 Total \$3,121,613

Exhibit B

PCS Cost Estimate

ANTHOLOGY - DISTRICT 4

Preliminary Cost Estimate

2,026,054 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	405,211	s.f.	\$7.15	\$2,897,257.22
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	709,119	s.f.	\$4.75	\$3,368,314.78
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	911,724	s.f.	\$2.65	\$2,416,069.40
			Sub Total	\$8,681,641.39

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$455,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	5	ea.	\$30,000.00	\$150,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	15,873	l.f.	\$27.75	\$440,475.75
			Sub Total	\$935,475.75

LANDSCAPE TOTAL - DISTRICT 4

Sub Total	\$10,909,317.14
12% Contingency	\$1,309,118.06
5% Design Services	\$545,465.86
TOTAL	\$12,763,901.05

ANTHOLOGY - DISTRICT 5

Preliminary Cost Estimate

1,280,460 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	384,138	s.f.	\$7.15	\$2,746,586.70
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	640,230	s.f.	\$4.75	\$3,041,092.50
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	256,092	s.f.	\$2.65	\$678,643.80
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	1,410,194	s.f.	\$6.25	\$8,813,714.31
			Sub Total	\$15,280,037.31

TAP FEES

2"	6	ea	\$209,300.00	\$1,255,800.00
			Sub Total	\$1,255,800.00

SITE FEATURES

Community Center (pool, building, deck furniture, playground, lighting, parking)	1	ea.	\$2,500,000.00	\$2,500,000.00
Neighborhood Parks (playground, shelter, site furniture, lighting)	4	ea.	\$125,000.00	\$500,000.00
Trail Crossings (low water)	3	ea.	\$35,000.00	\$105,000.00
			Sub Total	\$3,105,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	7	ea.	\$30,000.00	\$210,000.00
Neighborhood Icon (thematic element)	15	ea.	\$7,000.00	\$105,000.00
4' Open Rail Fence (w/columns)	20,068	l.f.	\$27.75	\$556,887.00
			Sub Total	\$1,146,887.00

LANDSCAPE TOTAL - DISTRICT 5

Sub Total	\$20,787,724.31
12% Contingency	\$2,494,526.92
5% Design Services	\$1,039,386.22
TOTAL	\$24,321,637.45

ANTHOLOGY - DISTRICT 6

Preliminary Cost Estimate

717,374 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,737	s.f.	\$7.15	\$512,922.41
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,869	s.f.	\$4.75	\$170,376.33
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	609,768	s.f.	\$2.65	\$1,615,884.94
			Sub Total	\$2,299,183.67

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	2	ea.	\$35,000.00	\$70,000.00
			Sub Total	\$245,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	13,508	l.f.	\$27.75	\$374,847.00
			Sub Total	\$839,847.00

LANDSCAPE TOTAL - DISTRICT 6

Sub Total	\$4,221,230.67
12% Contingency	\$506,547.68
5% Design Services	\$211,061.53
TOTAL	\$4,938,839.88

ANTHOLOGY - DISTRICT 7

Preliminary Cost Estimate

187,285 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	18,729	s.f.	\$7.15	\$133,908.78
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	9,364	s.f.	\$4.75	\$44,480.19
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	159,192	s.f.	\$2.65	\$421,859.46
			Sub Total	\$600,248.43

TAP FEES

2"	3	ea	\$209,300.00	\$627,900.00
			Sub Total	\$627,900.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$175,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$125,000.00	\$125,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	3,745	l.f.	\$27.75	\$103,923.75
			Sub Total	\$309,923.75

LANDSCAPE TOTAL - DISTRICT 7

Sub Total	\$1,713,072.18
12% Contingency	\$205,568.66
5% Design Services	\$85,653.61
TOTAL	\$2,004,294.44

ANTHOLOGY - DISTRICT 8

Preliminary Cost Estimate

2,409,299 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	240,930	s.f.	\$7.15	\$1,722,648.79
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	120,465	s.f.	\$4.75	\$572,208.51
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	2,047,904	s.f.	\$2.65	\$5,426,946.00
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	417,305	s.f.	\$6.25	\$2,608,155.00
			Sub Total	\$10,329,958.30

TAP FEES

2"	5	ea	\$209,300.00	\$1,046,500.00
			Sub Total	\$1,046,500.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	3	ea.	\$175,000.00	\$525,000.00
Trail Crossings (low water)	0	ea.	\$35,000.00	\$0.00
			Sub Total	\$525,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$275,000.00	\$275,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	10	ea.	\$7,000.00	\$70,000.00
4' Open Rail Fence (w/columns)	26,439	l.f.	\$27.75	\$733,682.25
			Sub Total	\$1,198,682.25

LANDSCAPE TOTAL - DISTRICT 8

Sub Total	\$13,100,140.55
12% Contingency	\$1,572,016.87
5% Design Services	\$655,007.03
TOTAL	\$15,327,164.44

ANTHOLOGY - DISTRICT 9

Preliminary Cost Estimate

718,523 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	71,852	s.f.	\$7.15	\$513,743.95
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	35,926	s.f.	\$4.75	\$170,649.21
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	610,745	s.f.	\$2.65	\$1,618,473.06
Community Park (Irrigation, Turf, Flowers, Edged Beds, Trees, Playgrounds)	267,023	s.f.	\$7.25	\$1,935,915.30
			Sub Total	\$4,238,781.52

TAP FEES

2"	4	ea	\$209,300.00	\$837,200.00
			Sub Total	\$837,200.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	2	ea.	\$175,000.00	\$350,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$385,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	4	ea.	\$30,000.00	\$120,000.00
Neighborhood Icon (thematic element)	5	ea.	\$7,000.00	\$35,000.00
4' Open Rail Fence (w/columns)	22,405	l.f.	\$27.75	\$621,738.75
			Sub Total	\$951,738.75

LANDSCAPE TOTAL - DISTRICT 9

Sub Total	\$6,412,720.27
12% Contingency	\$769,526.43
5% Design Services	\$320,636.01
TOTAL	\$7,502,882.71

ANTHOLOGY - DISTRICT 10

Preliminary Cost Estimate

155,145 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	15,515	s.f.	\$7.15	\$110,928.68
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	7,757	s.f.	\$4.75	\$36,846.94
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	131,873	s.f.	\$2.65	\$349,464.11
			Sub Total	\$497,239.73

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

SITE FEATURES

Neighborhood Parks (playground, shelter, site furniture, lighting)	1	ea.	\$175,000.00	\$175,000.00
Trail Crossings (low water)	1	ea.	\$35,000.00	\$35,000.00
			Sub Total	\$210,000.00

MONUMENTS/FENCING

Community Monument	1	ea.	\$175,000.00	\$175,000.00
Neighborhood Monument (wall, column, sign, lighting)	2	ea.	\$30,000.00	\$60,000.00
Neighborhood Icon (thematic element)	3	ea.	\$7,000.00	\$21,000.00
4' Open Rail Fence (w/columns)	8,019	l.f.	\$27.75	\$222,527.25
			Sub Total	\$478,527.25

LANDSCAPE TOTAL - DISTRICT 10

Sub Total	\$1,604,366.98
12% Contingency	\$192,524.04
5% Design Services	\$80,218.35
TOTAL	\$1,877,109.36

ANTHOLOGY - DISTRICT 11

Preliminary Cost Estimate

112,147 s.f. of landscape area excluding Park areas

LANDSCAPE AND IRRIGATION

Developed Landscape (Irrigation, Turf, Flowers, Edged Beds, Trees)	33,644	s.f.	\$7.15	\$240,555.32
Naturalized Landscape (Irrigation, Naturalized Grasses, non-edged shrub plantings, trees)	22,429	s.f.	\$4.75	\$106,539.65
Native Landscape (Native grasses, sparse Shrub & Tree Planting)	56,074	s.f.	\$2.65	\$148,594.78
			Sub Total	\$495,689.74

TAP FEES

2"	2	ea	\$209,300.00	\$418,600.00
			Sub Total	\$418,600.00

MONUMENTS/FENCING

Neighborhood Monument (wall, column, sign, lighting)	1	ea.	\$55,000.00	\$55,000.00
Neighborhood Icon (thematic element)	2	ea.	\$7,000.00	\$14,000.00
4' Open Rail Fence (w/columns)	1,443	l.f.	\$27.75	\$40,043.25
			Sub Total	\$109,043.25

LANDSCAPE TOTAL - DISTRICT 11

Sub Total	\$1,023,332.99
12% Contingency	\$122,799.96
5% Design Services	\$51,166.65
TOTAL	\$1,197,299.60

Exhibit C

CVL Cost Estimate



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity		Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	\$10.00	\$0.00
	REMOVE EXISTING LIGHT	0	\$1,000.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	\$1,800.00	\$0.00
Total				\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Price/Unit	Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	\$2.00	\$79,604.59
	SUBGRADE PREP. TAPER (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	\$3.00	\$358,220.67
	STREET OVEREXCAVATION (3' deep & moisture treatment per geotech report)	64,097	\$6.00	\$384,582.96
	BASEMENT LOT OVEREXCAVATION	1,143,713	\$2.00	\$2,287,425.19
	SHALLOW LOT OVEREXCAVATION	0	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	\$5.00	\$337,500.00
Total				\$ 5,539,833.41

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Price/Unit	Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	\$7,500.00	\$0.00
	8" BEND	136	\$650.00	\$88,400.00
	12" BEND	0	\$950.00	\$0.00
	24" BEND	0	\$1,600.00	\$0.00
	8" CROSS	3	\$1,000.00	\$3,000.00
	12" CROSS	0	\$1,600.00	\$0.00
	8" TEE	36	\$800.00	\$28,800.00
	12" TEE	0	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	\$1,700.00	\$851,700.00
Total				\$ 2,770,192.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER & IRRIGATION

Item	Description	Quantity	Price/Unit	Cost
	24" SEWER (SDR-35 PVC)	0	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE (1 at 400 ft spacing)	187	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE (1 at 400 ft spacing)	0	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	\$1,500.00	\$751,500.00
Total				\$ 2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER

Item	Description	Quantity	Price/Unit	Cost
	15" STORM SEWER (Class III RCP)	0	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	\$220.00	\$0.00
	4'X6' BOX CULVERT (Class III RCBC)	0	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	\$12,000.00	\$36,000.00
	18" FES	2	\$5,500.00	\$11,000.00
	24" FES	1	\$5,900.00	\$5,900.00
	30" FES	0	\$6,200.00	\$0.00
	36" FES	1	\$6,500.00	\$6,500.00
	48" FES	1	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	\$65,000.00	\$0.00
	POND FOREBAYS	0	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	\$90.00	\$0.00
Total				\$1,745,508.00



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

JOB NUMBER: 8.13.0326901
 DATE: 2/24/2020
 PREPARED BY: BPW

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Price/Unit	Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	\$34.00	\$1,898,680.89
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	\$80.00	\$189,333.33
	8" THICK AGGREGATE BASE COURSE	60,013	\$9.50	\$570,126.67
	10" THICK AGGREGATE BASE COURSE	55,844	\$12.00	\$670,122.67
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	\$200.00	\$0.00
	TRENCH DRAIN	29,144	\$20.00	\$582,880.00
	6"X10' CONCRETE SIDEWALK W/ FIBER MESH	65,152	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (6" THICK)	0	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	\$0.35	\$43,866.90
	STRIPING taper (centerline - typ)	0	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	\$300.00	\$33,641.00
			Total	\$10,175,575.46

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Price/Unit	Cost
	ON-SITE STREET GAS LINES	0	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	\$0.00	\$0.00
	LOT GAS SERVICE	0	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	\$0.00	\$0.00
			Total	\$ -

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Price/Unit	Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	\$0.00	\$0.00
	FENCING	0	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	\$0.00	\$0.00
	MONUMENTATION	0	\$0.00	\$0.00
			Total	\$ -

TOTAL DEVELOPMENT COST \$23,090,574.86



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ANTHOLOGY A1 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	39,802	S.Y.	\$2.00	\$79,605.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	119,407	C.Y.	\$3.00	\$358,221.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	64,097	C.Y.	\$6.00	\$384,583.00
	BASEMENT LOT OVEREXCAVATION	1,143,713	C.Y.	\$2.00	\$2,287,425.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	837,000	C.Y.	\$2.50	\$2,092,500.00
	SITE GRADING EXPORT	67,500	C.Y.	\$5.00	\$337,500.00
Total Cost					\$5,539,834.00

ANTHOLOGY A1 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	29,758	L.F.	\$44.00	\$1,309,352.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	1,047	L.F.	\$20.00	\$20,940.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	102	EA.	\$2,000.00	\$204,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	40	EA.	\$6,000.00	\$240,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	12	EA.	\$2,000.00	\$24,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	136	EA.	\$650.00	\$88,400.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	3	EA.	\$1,000.00	\$3,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	36	EA.	\$800.00	\$28,800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	501	EA.	\$1,700.00	\$851,700.00
Total Cost					\$2,770,192.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	28,866	L.F.	\$51.00	\$1,472,166.00
	4' DIA. MANHOLE	187	EA.	\$3,400.00	\$635,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	501	EA.	\$1,500.00	\$751,500.00
Total Cost					\$2,859,466.00

ANTHOLOGY A1 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	3,909	L.F.	\$50.00	\$195,450.00
	24" STORM SEWER (Class III RCP)	2,723	L.F.	\$66.00	\$179,718.00
	30" STORM SEWER (Class III RCP)	319	L.F.	\$90.00	\$28,710.00
	36" STORM SEWER (Class III RCP)	2,529	L.F.	\$120.00	\$303,480.00
	42" STORM SEWER (Class III RCP)	1,094	L.F.	\$150.00	\$164,100.00
	48" STORM SEWER (Class III RCP)	210	L.F.	\$165.00	\$34,650.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	82	EA.	\$3,800.00	\$311,600.00
	6' DIA. MANHOLE	3	EA.	\$5,000.00	\$15,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	22	EA.	\$6,500.00	\$143,000.00
	TYPE R INLET (10')	33	EA.	\$9,200.00	\$303,600.00
	TYPE R INLET (15')	3	EA.	\$12,000.00	\$36,000.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	1	EA.	\$6,500.00	\$6,500.00
	48" FES	1	EA.	\$6,800.00	\$6,800.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$1,745,508.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
33,641	0	501	0

ANTHOLOGY A1 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	60,013	S.Y.	\$30.00	\$1,800,400.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	776	S.Y.	\$30.00	\$23,280.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	55,844	S.Y.	\$34.00	\$1,898,681.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	60,013	S.Y.	\$9.50	\$570,127.00
	10" THICK AGGREGATE BASE COURSE	55,844	S.Y.	\$12.00	\$670,123.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	29,144	L.F.	\$24.00	\$699,456.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	36,008	L.F.	\$26.00	\$936,208.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	29,144	L.F.	\$20.00	\$582,880.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	65,152	L.F.	\$40.00	\$2,606,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	81	EA.	\$1,500.00	\$121,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	125,334	L.F.	\$0.35	\$43,867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	112	EA.	\$300.00	\$33,641.00

Total Cost **\$10,175,576.00**

ANTHOLOGY A1 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	181	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

ANTHOLOGY A1 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	65,152	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 34 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,211	L.F.	\$44.00	\$97,284.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	10	EA.	\$2,000.00	\$20,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	8	EA.	\$650.00	\$5,200.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	53	EA.	\$1,700.00	\$90,100.00
Total Cost					\$236,004.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,419	L.F.	\$51.00	\$123,369.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	53	EA.	\$1,500.00	\$79,500.00

Total Cost **\$253,869.00**

PA 34 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	211	L.F.	\$50.00	\$10,550.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	3	EA.	\$9,200.00	\$27,600.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$49,150.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,637	0	53	0

PA 34 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,240	S.Y.	\$30.00	\$157,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	2,367	S.Y.	\$80.00	\$189,333.00
	8" THICK AGGREGATE BASE COURSE	5,240	S.Y.	\$9.50	\$49,780.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,144	L.F.	\$26.00	\$81,744.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,144	L.F.	\$40.00	\$125,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,288	L.F.	\$0.35	\$2,201.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	9	EA.	\$300.00	\$2,637.00

Total Cost **\$618,742.00**

PA 34 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 34 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,144	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	705	L.F.	\$44.00	\$31,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	13	EA.	\$1,700.00	\$22,100.00
Total Cost					\$59,220.00

STREET A5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	687	L.F.	\$51.00	\$35,037.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	13	EA.	\$1,500.00	\$19,500.00
Total Cost					\$64,737.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
657	0	13	0

STREET A5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	36	L.F.	\$50.00	\$1,800.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$11,000.00

STREET A5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,190	S.Y.	\$30.00	\$65,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,190	S.Y.	\$9.50	\$20,805.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,314	L.F.	\$26.00	\$34,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,314	L.F.	\$40.00	\$52,560.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,628	L.F.	\$0.35	\$920.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$657.00
Total Cost					\$182,099.00

STREET A5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	4	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A5

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,314	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	848	L.F.	\$44.00	\$37,312.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	71	L.F.	\$20.00	\$1,420.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	4	EA.	\$800.00	\$3,200.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$76,782.00

STREET A6 WEST OF STREET A7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,242	L.F.	\$51.00	\$63,342.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$102,542.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
915	0	8	0

STREET A6 WEST OF STREET A7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	175	L.F.	\$50.00	\$8,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	2	EA.	\$5,500.00	\$11,000.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$38,150.00

STREET A6 WEST OF STREET A7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,050	S.Y.	\$30.00	\$91,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,050	S.Y.	\$9.50	\$28,975.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,830	L.F.	\$26.00	\$47,580.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	1,830	L.F.	\$40.00	\$73,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	1	EA.	\$1,500.00	\$1,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,660	L.F.	\$0.35	\$1,281.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$915.00
Total Cost					\$246,244.00

STREET A6 WEST OF STREET A7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A6 WEST OF STREET A7

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	1,830	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	271	L.F.	\$44.00	\$11,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$30,174.00

ALLEY 1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00

Total Cost \$12,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
129	0	8	0

ALLEY 1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	287	S.Y.	\$80.00	\$22,933.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2" PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1" PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2" PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$129.00
Total Cost					\$23,062.00

ALLEY 1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 1

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
149	0	0	0

ALLEY 2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	331	S.Y.	\$80.00	\$26,489.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'x5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$149.00
Total Cost					\$26,638.00

ALLEY 2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00

ALLEY 2

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	0	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
216	0	0	0

ALLEY 3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	480	S.Y.	\$80.00	\$38,400.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$216.00
Total Cost					\$38,616.00

ALLEY 3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	125	L.F.	\$51.00	\$6,375.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,775.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 5

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 5

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 5

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	120	L.F.	\$51.00	\$6,120.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$21,520.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 5

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 5

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 5

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	129	L.F.	\$44.00	\$5,676.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	8	EA.	\$1,700.00	\$13,600.00
Total Cost					\$23,276.00

ALLEY 6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	245	L.F.	\$51.00	\$12,495.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	8	EA.	\$1,500.00	\$12,000.00
Total Cost					\$31,295.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
127	0	8	0

ALLEY 6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	282	S.Y.	\$80.00	\$22,578.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$127.00
Total Cost					\$22,705.00

ALLEY 6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

ALLEY 7

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

ALLEY 7

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$44.00	\$0.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$2,000.00	\$0.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$0.00

ALLEY 7

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	0	L.F.	\$51.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$3,400.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
190	0	0	0

ALLEY 7

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$0.00

ALLEY 7

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	422	S.Y.	\$80.00	\$33,778.00
	8" THICK AGGREGATE BASE COURSE	0	S.Y.	\$9.50	\$0.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	0	L.F.	\$26.00	\$0.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	0	L.F.	\$40.00	\$0.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	0	EA.	\$1,500.00	\$0.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	0	L.F.	\$0.35	\$0.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$190.00
Total Cost					\$33,968.00

ALLEY 7

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 35 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,968	L.F.	\$44.00	\$130,592.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	226	L.F.	\$20.00	\$4,520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	13	EA.	\$2,000.00	\$26,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	11	EA.	\$650.00	\$7,150.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$393,762.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,009	L.F.	\$51.00	\$153,459.00
	4' DIA. MANHOLE	17	EA.	\$3,400.00	\$57,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00
Total Cost					\$365,759.00

PA 35 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,959	0	103	0

PA 35 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	9,863	S.Y.	\$30.00	\$295,900.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	129	S.Y.	\$30.00	\$3,880.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	9,863	S.Y.	\$9.50	\$93,702.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	5,918	L.F.	\$26.00	\$153,868.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	5,918	L.F.	\$40.00	\$236,720.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	16	EA.	\$1,500.00	\$24,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	11,836	L.F.	\$0.35	\$4,143.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	10	EA.	\$300.00	\$2,959.00

Total Cost **\$815,172.00**

PA 35 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	16	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 35 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	5,918	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 SOUTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,362	L.F.	\$44.00	\$59,928.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	110	L.F.	\$20.00	\$2,200.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	48	EA.	\$1,700.00	\$81,600.00
Total Cost					\$185,428.00

STREET A7 SOUTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,356	L.F.	\$51.00	\$69,156.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	48	EA.	\$1,500.00	\$72,000.00
Total Cost					\$164,956.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1380	0	48	0

STREET A7 SOUTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A7 SOUTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,600	S.Y.	\$30.00	\$138,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,600	S.Y.	\$9.50	\$43,700.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,760	L.F.	\$26.00	\$71,760.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,760	L.F.	\$40.00	\$110,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,520	L.F.	\$0.35	\$1,932.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	5	EA.	\$300.00	\$1,380.00
				Total Cost	\$375,319.00

STREET A7 SOUTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	8	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A12

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A12

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	542	L.F.	\$44.00	\$23,848.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	30	L.F.	\$20.00	\$600.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$62,298.00

STREET A12

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	558	L.F.	\$51.00	\$28,458.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$55,858.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
530	0	16	0

STREET A12

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A12

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,767	S.Y.	\$30.00	\$53,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,767	S.Y.	\$9.50	\$16,783.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,060	L.F.	\$26.00	\$27,560.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,060	L.F.	\$40.00	\$42,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,120	L.F.	\$0.35	\$742.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$530.00
				Total Cost	\$148,308.00

STREET A12

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	443	L.F.	\$44.00	\$19,492.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	61	L.F.	\$20.00	\$1,220.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	16	EA.	\$1,700.00	\$27,200.00
Total Cost					\$59,212.00

STREET A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	460	L.F.	\$51.00	\$23,460.00
	4' DIA. MANHOLE	2	EA.	\$3,400.00	\$6,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	16	EA.	\$1,500.00	\$24,000.00
Total Cost					\$54,260.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
430	0	16	0

STREET A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,433	S.Y.	\$30.00	\$43,000.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,433	S.Y.	\$9.50	\$13,617.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	860	L.F.	\$26.00	\$22,360.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	860	L.F.	\$40.00	\$34,400.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,720	L.F.	\$0.35	\$602.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$430.00
				Total Cost	\$121,702.00

STREET A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 SOUTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	621	L.F.	\$44.00	\$27,324.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	25	L.F.	\$20.00	\$500.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	6	EA.	\$650.00	\$3,900.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	23	EA.	\$1,700.00	\$39,100.00
Total Cost					\$86,824.00

STREET A14 SOUTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	635	L.F.	\$51.00	\$32,385.00
	4' DIA. MANHOLE	7	EA.	\$3,400.00	\$23,800.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	23	EA.	\$1,500.00	\$34,500.00
Total Cost					\$90,685.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
619	0	23	0

STREET A14 SOUTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
				Total Cost	\$0.00

STREET A14 SOUTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	2,063	S.Y.	\$30.00	\$61,900.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	2,063	S.Y.	\$9.50	\$19,602.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,238	L.F.	\$26.00	\$32,188.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,238	L.F.	\$40.00	\$49,520.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,476	L.F.	\$0.35	\$867.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$619.00
				Total Cost	\$169,843.00

STREET A14 SOUTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 36 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,697	L.F.	\$44.00	\$162,668.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	249	L.F.	\$20.00	\$4,980.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	9	EA.	\$6,000.00	\$54,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	17	EA.	\$650.00	\$11,050.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	92	EA.	\$1,700.00	\$156,400.00
Total Cost					\$434,098.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,953	L.F.	\$51.00	\$201,603.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	92	EA.	\$1,500.00	\$138,000.00

Total Cost **\$424,603.00**

PA 36 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	622	L.F.	\$50.00	\$31,100.00
	24" STORM SEWER (Class III RCP)	931	L.F.	\$66.00	\$61,446.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	4	EA.	\$6,500.00	\$26,000.00
	TYPE R INLET (10')	7	EA.	\$9,200.00	\$64,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$266,046.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,615	0	92	0

PA 36 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,050	S.Y.	\$30.00	\$361,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	151	S.Y.	\$30.00	\$4,527.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,050	S.Y.	\$9.50	\$114,475.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,230	L.F.	\$26.00	\$187,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,230	L.F.	\$40.00	\$289,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	19	EA.	\$1,500.00	\$28,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,460	L.F.	\$0.35	\$5,061.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,615.00

Total Cost **\$994,858.00**

PA 36 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 36 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,230	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A7 NORTH OF A6

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,771	L.F.	\$44.00	\$77,924.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	132	L.F.	\$20.00	\$2,640.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	7	EA.	\$2,000.00	\$14,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	5	EA.	\$6,000.00	\$30,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	7	EA.	\$650.00	\$4,550.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	54	EA.	\$1,700.00	\$91,800.00
Total Cost					\$226,314.00

STREET A7 NORTH OF A6

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,002	L.F.	\$51.00	\$102,102.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	54	EA.	\$1,500.00	\$81,000.00

Total Cost \$220,502.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1763	0	54	0

STREET A7 NORTH OF A6

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	102	L.F.	\$50.00	\$5,100.00
	24" STORM SEWER (Class III RCP)	779	L.F.	\$66.00	\$51,414.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	200	L.F.	\$120.00	\$24,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	\$1,095.00	\$160,714.00
				Total Cost	\$321,428.00

STREET A7 NORTH OF A6

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,877	S.Y.	\$30.00	\$176,300.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,877	S.Y.	\$9.50	\$55,828.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,526	L.F.	\$26.00	\$91,676.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,526	L.F.	\$40.00	\$141,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	7,052	L.F.	\$0.35	\$2,468.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,763.00
				Total Cost	\$477,222.00

STREET A7 NORTH OF A6

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A8

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A8

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	158	L.F.	\$44.00	\$6,952.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	26	L.F.	\$20.00	\$520.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	4	EA.	\$1,700.00	\$6,800.00
Total Cost					\$24,272.00

STREET A8

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	154	L.F.	\$51.00	\$7,854.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	4	EA.	\$1,500.00	\$6,000.00

Total Cost \$17,254.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
115	0	4	0

STREET A8

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A8

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	383	S.Y.	\$30.00	\$11,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	383	S.Y.	\$9.50	\$3,642.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	230	L.F.	\$26.00	\$5,980.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	230	L.F.	\$40.00	\$9,200.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	460	L.F.	\$0.35	\$161.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$115.00
				Total Cost	\$34,245.00

STREET A8

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A9

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A9

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	353	L.F.	\$44.00	\$15,532.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	1	EA.	\$650.00	\$650.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	11	EA.	\$1,700.00	\$18,700.00
Total Cost					\$38,882.00

STREET A9

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	370	L.F.	\$51.00	\$18,870.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	11	EA.	\$1,500.00	\$16,500.00

Total Cost \$38,770.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
341	0	11	0

STREET A9

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A9

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,137	S.Y.	\$30.00	\$34,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,137	S.Y.	\$9.50	\$10,798.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	682	L.F.	\$26.00	\$17,732.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	682	L.F.	\$40.00	\$27,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,364	L.F.	\$0.35	\$477.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$341.00
				Total Cost	\$98,021.00

STREET A9

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A10

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A10

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,305	L.F.	\$44.00	\$57,420.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	62	L.F.	\$20.00	\$1,240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	9	EA.	\$650.00	\$5,850.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	20	EA.	\$1,700.00	\$34,000.00
Total Cost					\$124,110.00

STREET A10

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,327	L.F.	\$51.00	\$67,677.00
	4' DIA. MANHOLE	11	EA.	\$3,400.00	\$37,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	20	EA.	\$1,500.00	\$30,000.00

Total Cost \$135,077.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1308	0	20	0

STREET A10

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	454	L.F.	\$50.00	\$22,700.00
	24" STORM SEWER (Class III RCP)	152	L.F.	\$66.00	\$10,032.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	5	EA.	\$3,800.00	\$19,000.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	1	EA.	\$5,900.00	\$5,900.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	\$89,032.00
Total Cost					\$178,064.00

STREET A10

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	4,360	S.Y.	\$30.00	\$130,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	4,360	S.Y.	\$9.50	\$41,420.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,616	L.F.	\$26.00	\$68,016.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,616	L.F.	\$40.00	\$104,640.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	6	EA.	\$1,500.00	\$9,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	5,232	L.F.	\$0.35	\$1,831.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	4	EA.	\$300.00	\$1,308.00
Total Cost					\$358,308.00

STREET A10

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	7	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A11

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A11

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	110	L.F.	\$44.00	\$4,840.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	29	L.F.	\$20.00	\$580.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	3	EA.	\$1,700.00	\$5,100.00
Total Cost					\$20,520.00

STREET A11

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	100	L.F.	\$51.00	\$5,100.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	3	EA.	\$1,500.00	\$4,500.00

Total Cost \$13,000.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
88	0	3	0

STREET A11

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!
				Total Cost	#REF!

STREET A11

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	293	S.Y.	\$30.00	\$8,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	293	S.Y.	\$9.50	\$2,787.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	176	L.F.	\$26.00	\$4,576.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$0.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	176	L.F.	\$40.00	\$7,040.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	352	L.F.	\$0.35	\$123.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	0	EA.	\$300.00	\$88.00
				Total Cost	\$27,061.00

STREET A11

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	0	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 37 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,563	L.F.	\$44.00	\$156,772.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	144	L.F.	\$20.00	\$2,880.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	9	EA.	\$2,000.00	\$18,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	7	EA.	\$6,000.00	\$42,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	10	EA.	\$650.00	\$6,500.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	103	EA.	\$1,700.00	\$175,100.00
Total Cost					\$404,852.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,949	L.F.	\$51.00	\$201,399.00
	4' DIA. MANHOLE	25	EA.	\$3,400.00	\$85,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	103	EA.	\$1,500.00	\$154,500.00

Total Cost **\$440,899.00**

PA 37 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	286	L.F.	\$50.00	\$14,300.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	938	L.F.	\$120.00	\$112,560.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00

Total Cost **\$292,514.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,522	0	103	0

PA 37 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	11,740	S.Y.	\$30.00	\$352,200.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	11,740	S.Y.	\$9.50	\$111,530.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,044	L.F.	\$26.00	\$183,144.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,044	L.F.	\$40.00	\$281,760.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	8	EA.	\$1,500.00	\$12,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	14,088	L.F.	\$0.35	\$4,931.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	12	EA.	\$300.00	\$3,522.00

Total Cost \$952,320.00

PA 37 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	20	EA.	\$0.00	\$0.00

Total Cost \$0.00

PA 37 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,044	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost \$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A16

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A16

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,124	L.F.	\$44.00	\$93,456.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	96	L.F.	\$20.00	\$1,920.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	64	EA.	\$1,700.00	\$108,800.00
Total Cost					\$234,776.00

STREET A16

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,149	L.F.	\$51.00	\$109,599.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	64	EA.	\$1,500.00	\$96,000.00

Total Cost \$256,599.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2106	0	64	0

STREET A16

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	58	L.F.	\$50.00	\$2,900.00
	24" STORM SEWER (Class III RCP)	344	L.F.	\$66.00	\$22,704.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	752	L.F.	\$120.00	\$90,240.00
	42" STORM SEWER (Class III RCP)	142	L.F.	\$150.00	\$21,300.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	9	EA.	\$3,800.00	\$34,200.00
	6' DIA. MANHOLE	1	EA.	\$5,000.00	\$5,000.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A16

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	7,020	S.Y.	\$30.00	\$210,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	7,020	S.Y.	\$9.50	\$66,690.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,212	L.F.	\$26.00	\$109,512.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	4,212	L.F.	\$40.00	\$168,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	8,424	L.F.	\$0.35	\$2,948.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	7	EA.	\$300.00	\$2,106.00
				Total Cost	\$564,629.00

STREET A16

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	12	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A17

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A17

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	509	L.F.	\$44.00	\$22,396.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	12	L.F.	\$20.00	\$240.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	4	EA.	\$650.00	\$2,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	14	EA.	\$1,700.00	\$23,800.00
Total Cost					\$59,036.00

STREET A17

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	512	L.F.	\$51.00	\$26,112.00
	4' DIA. MANHOLE	4	EA.	\$3,400.00	\$13,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	14	EA.	\$1,500.00	\$21,000.00

Total Cost \$60,712.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
481	0	14	0

STREET A17

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	88	L.F.	\$50.00	\$4,400.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A17

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,603	S.Y.	\$30.00	\$48,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,603	S.Y.	\$9.50	\$15,232.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	962	L.F.	\$26.00	\$25,012.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	962	L.F.	\$40.00	\$38,480.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,924	L.F.	\$0.35	\$673.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$481.00
				Total Cost	\$132,271.00

STREET A17

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 EAST OF WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	930	L.F.	\$44.00	\$40,920.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	36	L.F.	\$20.00	\$720.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	25	EA.	\$1,700.00	\$42,500.00
Total Cost					\$111,040.00

STREET A6 EAST OF WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,288	L.F.	\$51.00	\$65,688.00
	4' DIA. MANHOLE	6	EA.	\$3,400.00	\$20,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	25	EA.	\$1,500.00	\$37,500.00

Total Cost \$123,588.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
935	0	25	0

STREET A6 EAST OF WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	140	L.F.	\$50.00	\$7,000.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	186	L.F.	\$120.00	\$22,320.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	#REF!	#REF!	#REF!	#REF!	#REF!

STREET A6 EAST OF WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,117	S.Y.	\$30.00	\$93,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,117	S.Y.	\$9.50	\$29,608.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	1,870	L.F.	\$26.00	\$48,620.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	1,870	L.F.	\$40.00	\$74,800.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	3,740	L.F.	\$0.35	\$1,309.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$935.00
				Total Cost	\$255,419.00

STREET A6 EAST OF WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	5	EA.	\$0.00	\$0.00
				Total Cost	\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 38 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	3,969	L.F.	\$44.00	\$174,636.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	155	L.F.	\$20.00	\$3,100.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	17	EA.	\$2,000.00	\$34,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	8	EA.	\$6,000.00	\$48,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	24	EA.	\$650.00	\$15,600.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	78	EA.	\$1,700.00	\$132,600.00
Total Cost					\$412,936.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	3,991	L.F.	\$51.00	\$203,541.00
	4' DIA. MANHOLE	29	EA.	\$3,400.00	\$98,600.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	78	EA.	\$1,500.00	\$117,000.00
Total Cost					\$419,141.00

PA 38 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	725	L.F.	\$66.00	\$47,850.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	12	EA.	\$3,800.00	\$45,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	6	EA.	\$9,200.00	\$55,200.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$217,500.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
3,851	0	78	0

PA 38 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	12,837	S.Y.	\$30.00	\$385,100.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	194	S.Y.	\$30.00	\$5,820.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	12,837	S.Y.	\$9.50	\$121,948.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	7,702	L.F.	\$26.00	\$200,252.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	7,702	L.F.	\$40.00	\$308,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	12	EA.	\$1,500.00	\$18,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	15,404	L.F.	\$0.35	\$5,391.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	13	EA.	\$300.00	\$3,851.00

Total Cost **\$1,048,442.00**

PA 38 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	21	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 38 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	7,702	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,705	L.F.	\$44.00	\$75,020.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	68	L.F.	\$20.00	\$1,360.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	8	EA.	\$2,000.00	\$16,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	3	EA.	\$800.00	\$2,400.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	26	EA.	\$1,700.00	\$44,200.00
Total Cost					\$170,780.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,712	L.F.	\$51.00	\$87,312.00
	4' DIA. MANHOLE	15	EA.	\$3,400.00	\$51,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	26	EA.	\$1,500.00	\$39,000.00

Total Cost **\$177,312.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1657	0	26	0

STREET A6 BETWEEN STREET A7 AND WILSON DR

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	47	L.F.	\$50.00	\$2,350.00
	24" STORM SEWER (Class III RCP)	648	L.F.	\$66.00	\$42,768.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	400	L.F.	\$120.00	\$48,000.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	11	EA.	\$3,800.00	\$41,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	5	EA.	\$9,200.00	\$46,000.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$187,418.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,523	S.Y.	\$30.00	\$165,700.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,523	S.Y.	\$9.50	\$52,472.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,314	L.F.	\$26.00	\$86,164.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	3,314	L.F.	\$40.00	\$132,560.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	5	EA.	\$1,500.00	\$7,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,628	L.F.	\$0.35	\$2,320.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,657.00
Total Cost					\$449,020.00

STREET A6 BETWEEN STREET A7 AND WILSON DR

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	9	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,746	L.F.	\$44.00	\$76,824.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	87	L.F.	\$20.00	\$1,740.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	6	EA.	\$2,000.00	\$12,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	4	EA.	\$6,000.00	\$24,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	1	EA.	\$1,000.00	\$1,000.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	52	EA.	\$1,700.00	\$88,400.00
Total Cost					\$213,364.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,761	L.F.	\$51.00	\$89,811.00
	4' DIA. MANHOLE	13	EA.	\$3,400.00	\$44,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	52	EA.	\$1,500.00	\$78,000.00

Total Cost **\$212,011.00**

STREET A14 NORTH OF A13

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	33	L.F.	\$66.00	\$2,178.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'x10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	1	EA.	\$9,200.00	\$9,200.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00

Total Cost **\$11,378.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1738	0	52	0

STREET A14 NORTH OF A13

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	5,793	S.Y.	\$30.00	\$173,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	5,793	S.Y.	\$9.50	\$55,037.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	3,476	L.F.	\$26.00	\$90,376.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	3,476	L.F.	\$40.00	\$139,040.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	6,952	L.F.	\$0.35	\$2,433.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	6	EA.	\$300.00	\$1,738.00
Total Cost					\$469,511.00

STREET A14 NORTH OF A13

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	10	EA.	\$0.00	\$0.00
Total Cost					\$0.00

STREET A14 NORTH OF A13

LANDSCAPING/MONUMENTATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	3,476	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A15

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A15

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	518	L.F.	\$44.00	\$22,792.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	0	EA.	\$1,700.00	\$0.00
Total Cost					\$28,792.00

STREET A15

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	518	L.F.	\$51.00	\$26,418.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	0	EA.	\$1,500.00	\$0.00

Total Cost \$29,818.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
456	0	0	0

STREET A15

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	0	L.F.	\$50.00	\$0.00
	24" STORM SEWER (Class III RCP)	44	L.F.	\$66.00	\$2,904.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	1	EA.	\$3,800.00	\$3,800.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	0	EA.	\$6,500.00	\$0.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	1	EA.	\$12,000.00	\$12,000.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$18,704.00

STREET A15

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	1,520	S.Y.	\$30.00	\$45,600.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	86	S.Y.	\$30.00	\$2,587.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	1,520	S.Y.	\$9.50	\$14,440.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	912	L.F.	\$26.00	\$23,712.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	912	L.F.	\$40.00	\$36,480.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	1,824	L.F.	\$0.35	\$638.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	2	EA.	\$300.00	\$456.00
Total Cost					\$129,913.00

STREET A15

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	3	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SITE GRADING CUT TO FILL	0	C.Y.	\$2.50	\$0.00
	SITE GRADING EXPORT	0	C.Y.	\$5.00	\$0.00
Total Cost					\$0.00

PA 13 COST ESTIMATE

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	2,589	L.F.	\$44.00	\$113,916.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	202	L.F.	\$20.00	\$4,040.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	11	EA.	\$2,000.00	\$22,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 400 ft spacing)	6	EA.	\$6,000.00	\$36,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	3	EA.	\$2,000.00	\$6,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	12	EA.	\$650.00	\$7,800.00
	12" BEND	0	EA.	\$950.00	\$0.00
	24" BEND	0	EA.	\$1,600.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	5	EA.	\$800.00	\$4,000.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	72	EA.	\$1,700.00	\$122,400.00
Total Cost					\$316,156.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	2,764	L.F.	\$51.00	\$140,964.00
	4' DIA. MANHOLE	20	EA.	\$3,400.00	\$68,000.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	72	EA.	\$1,500.00	\$108,000.00
Total Cost					\$316,964.00

PA 13 COST ESTIMATE

STORM SEWER AND IRRIGATION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	1,326	L.F.	\$50.00	\$66,300.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x4' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	14	EA.	\$3,800.00	\$53,200.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	5	EA.	\$6,500.00	\$32,500.00
	TYPE R INLET (10')	4	EA.	\$9,200.00	\$36,800.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
	POND OUTLET AND PIPE	0	EA.	\$65,000.00	\$0.00
	POND FOREBAYS	0	EA.	\$50,000.00	\$0.00
	POND TRICKLE CHANNEL	0	L.F.	\$90.00	\$0.00
Total Cost					\$321,414.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
2,485	0	72	0

PA 13 COST ESTIMATE

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	8,283	S.Y.	\$30.00	\$248,500.00
	TEMPORARY ASPHALT TRANSITION (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	108	S.Y.	\$30.00	\$3,233.00
	FULL DEPTH ASPHALT PAVEMENT (6" THICK)	0	S.Y.	\$34.00	\$0.00
	TEMPORARY ASPHALT TRANSITION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (6" THICK)	0	S.Y.	\$34.00	\$0.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	8,283	S.Y.	\$9.50	\$78,692.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	4,970	L.F.	\$26.00	\$129,220.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6"X5' CONCRETE SIDEWALK W/ FIBER MESH	4,970	L.F.	\$40.00	\$198,800.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	11	EA.	\$1,500.00	\$16,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	4,970	L.F.	\$0.35	\$1,740.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	8	EA.	\$300.00	\$2,485.00

Total Cost **\$679,170.00**

PA 13 COST ESTIMATE

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	14	EA.	\$0.00	\$0.00

Total Cost **\$0.00**

PA 13 COST ESTIMATE

LANDSCAPING/MONUMENTION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREETSCAPE LANDSCAPING (MEDIANS/SIDEWALK STRIP)	4,970	L.F.	\$0.00	\$0.00
	FENCING	0	L.F.	\$0.00	\$0.00
	IRRIGATION AND SLEEVEING	0	L.F.	\$0.00	\$0.00
	MONUMENTATION	0	LS	\$0.00	\$0.00

Total Cost **\$0.00**



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A1

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A1

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,044	L.F.	\$44.00	\$45,936.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	34	L.F.	\$20.00	\$680.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	5	EA.	\$2,000.00	\$10,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	2	EA.	\$6,000.00	\$12,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	30	EA.	\$1,700.00	\$51,000.00
Total Cost					\$126,466.00

STREET A1

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,225	L.F.	\$51.00	\$62,475.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	30	EA.	\$1,500.00	\$45,000.00

Total Cost \$134,675.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1028	0	30	0

STREET A1

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	475	L.F.	\$50.00	\$23,750.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	421	L.F.	\$120.00	\$50,520.00
	42" STORM SEWER (Class III RCP)	488	L.F.	\$150.00	\$73,200.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	2	EA.	\$6,500.00	\$13,000.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	1	EA.	\$6,650.00	\$6,650.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$212,120.00

STREET A1

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,427	S.Y.	\$30.00	\$102,800.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,427	S.Y.	\$9.50	\$32,553.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	4" MOUNTABLE CURB & GUTTER WITH 2' PAN	2,056	L.F.	\$26.00	\$53,456.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,056	L.F.	\$40.00	\$82,240.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,056	L.F.	\$0.35	\$720.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,028.00
Total Cost					\$276,444.00

STREET A1

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A2

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A2

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	326	L.F.	\$44.00	\$14,344.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	0	L.F.	\$20.00	\$0.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	2	EA.	\$2,000.00	\$4,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	0	EA.	\$6,000.00	\$0.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,000.00	\$0.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	2	EA.	\$650.00	\$1,300.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	2	EA.	\$800.00	\$1,600.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	7	EA.	\$1,700.00	\$11,900.00
Total Cost					\$33,144.00

STREET A2

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	322	L.F.	\$51.00	\$16,422.00
	4' DIA. MANHOLE	3	EA.	\$3,400.00	\$10,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	7	EA.	\$1,500.00	\$10,500.00

Total Cost \$37,122.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
291	0	7	0

STREET A2

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A2

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	970	S.Y.	\$30.00	\$29,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	43	S.Y.	\$30.00	\$1,293.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	970	S.Y.	\$9.50	\$9,215.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	582	L.F.	\$12.50	\$7,275.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	582	L.F.	\$40.00	\$23,280.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	4	EA.	\$1,500.00	\$6,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	582	L.F.	\$0.35	\$204.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$291.00
Total Cost					\$76,658.00

STREET A2

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	2	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A3

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A3

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	209	L.F.	\$44.00	\$9,196.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	45	L.F.	\$20.00	\$900.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	1	EA.	\$2,000.00	\$2,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	1	EA.	\$6,000.00	\$6,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	0	EA.	\$650.00	\$0.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	0	EA.	\$800.00	\$0.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	6	EA.	\$1,700.00	\$10,200.00
Total Cost					\$30,296.00

STREET A3

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	205	L.F.	\$51.00	\$10,455.00
	4' DIA. MANHOLE	1	EA.	\$3,400.00	\$3,400.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	6	EA.	\$1,500.00	\$9,000.00

Total Cost \$22,855.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
165	0	6	0

STREET A3

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	33	L.F.	\$50.00	\$1,650.00
	24" STORM SEWER (Class III RCP)	0	L.F.	\$66.00	\$0.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	0	EA.	\$3,800.00	\$0.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	0	EA.	\$9,200.00	\$0.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$8,150.00

STREET A3

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	550	S.Y.	\$30.00	\$16,500.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	550	S.Y.	\$9.50	\$5,225.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	330	L.F.	\$12.50	\$4,125.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	330	L.F.	\$40.00	\$13,200.00
	CONCRETE CROSSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	2	EA.	\$1,500.00	\$3,000.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	330	L.F.	\$0.35	\$116.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	1	EA.	\$300.00	\$165.00
Total Cost					\$42,978.00

STREET A3

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	1	EA.	\$0.00	\$0.00
Total Cost					\$0.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

DEMOLITION

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	REMOVE EXISTING ASPHALT(8" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	REMOVE EXISTING LIGHT	0	EA.	\$500.00	\$0.00
	REMOVE EXISTING MANHOLE/INLET	0	EA.	\$1,000.00	\$0.00
Total Cost					\$0.00

STREET A4

EARTHWORK

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	SUBGRADE PREP. (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. TAPER AND TURN (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	SUBGRADE PREP. INTERSECTION (clearing & grubbing, 3" topsoil removal/stockpile)	0	S.Y.	\$2.00	\$0.00
	STREET GRADING (3'xWxL)	0	C.Y.	\$3.00	\$0.00
	STREET OVEREXCAVATION (5' deep & moisture treatment per geotech report)	0	C.Y.	\$6.00	\$0.00
	BASEMENT LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
	SHALLOW LOT OVEREXCAVATION	0	C.Y.	\$2.00	\$0.00
Total Cost					\$0.00

STREET A4

WATER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$110.00	\$0.00
	16" WATERPIPE PVC (C905-97 DR-25)	0	L.F.	\$92.00	\$0.00
	12" WATERPIPE PVC(C900 OR C909 DR-18)	0	L.F.	\$58.00	\$0.00
	8" WATERPIPE PVC(C900 OR C909 DR-18)	1,010	L.F.	\$44.00	\$44,440.00
	6" WATERPIPE (DIP C-151) (DIP-FIRE HYDRANT LINE)	123	L.F.	\$20.00	\$2,460.00
	24" BUTTERFLY VALVE W/ VAULT (1 at 1000 ft spacing)	0	EA.	\$15,500.00	\$0.00
	16" BUTTERFLY VALVE W/ VAULT	0	EA.	\$10,000.00	\$0.00
	12" GATE VALVE W/ BOX (1 at 400 ft spacing)	0	EA.	\$3,000.00	\$0.00
	8" GATE VALVE W/ BOX (1 at 400 ft spacing)	3	EA.	\$2,000.00	\$6,000.00
	6" GATE VALVE W/ BOX	0	EA.	\$1,500.00	\$0.00
	FIRE HYDRANT ASSEMBLY (1 at 500 ft spacing)	3	EA.	\$6,000.00	\$18,000.00
	AIR/VAC VALVE W/ VAULT	0	EA.	\$12,000.00	\$0.00
	8" BLOWOFF (2" END OF PIPE)	1	EA.	\$2,000.00	\$2,000.00
	12" BLOWOFF (2" END OF PIPE)	0	EA.	\$2,600.00	\$0.00
	16" BLOWOFF (2" END OF PIPE)	0	EA.	\$5,300.00	\$0.00
	24" BLOWOFF (2" END OF PIPE)	0	EA.	\$7,500.00	\$0.00
	8" BEND	5	EA.	\$650.00	\$3,250.00
	12" BEND	0	EA.	\$950.00	\$0.00
	8" CROSS	0	EA.	\$1,000.00	\$0.00
	12" CROSS	0	EA.	\$1,600.00	\$0.00
	8" TEE	1	EA.	\$800.00	\$800.00
	12" TEE	0	EA.	\$900.00	\$0.00
	16" STEEL CASING PIPE	0	L.F.	\$900.00	\$0.00
	20" STEEL CASING PIPE	0	L.F.	\$1,000.00	\$0.00
	22" STEEL CASING PIPE	0	L.F.	\$1,100.00	\$0.00
	WATER MAIN CONNECTION	0	EA.	\$2,500.00	\$0.00
	WATER SERVICE LATERAL W/ WATER METER AND PIT	29	EA.	\$1,700.00	\$49,300.00
Total Cost					\$126,250.00

STREET A4

SANITARY SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	24" SEWER (SDR-35 PVC)	0	L.F.	\$72.00	\$0.00
	18" SEWER (SDR-35 PVC)	0	L.F.	\$67.00	\$0.00
	15" SEWER (SDR-35 PVC)	0	L.F.	\$65.00	\$0.00
	12" SEWER (SDR-35 PVC)	0	L.F.	\$60.00	\$0.00
	8" SEWER (SDR-35 PVC)	1,012	L.F.	\$51.00	\$51,612.00
	4' DIA. MANHOLE	8	EA.	\$3,400.00	\$27,200.00
	5' DIA. MANHOLE	0	EA.	\$4,200.00	\$0.00
	INTERMEDIATE PLATFORM	0	EA.	\$500.00	\$0.00
	SEWER MAIN CONNECTION	0	EA.	\$2,000.00	\$0.00
	SEWER SERVICE LATERAL W/ WYE TAP	29	EA.	\$1,500.00	\$43,500.00

Total Cost \$122,312.00



CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

JOB NUMBER: 8.13.0326901
DATE: 2/24/2020
PREPARED BY: BPW

Length (ft)	Taper (ft)	Total Lots	Turn Lane (ft)
1001	0	29	0

STREET A4

STORM SEWER

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	15" STORM SEWER (Class III RCP)	0	L.F.	\$40.00	\$0.00
	18" STORM SEWER (Class III RCP)	820	L.F.	\$50.00	\$41,000.00
	24" STORM SEWER (Class III RCP)	34	L.F.	\$66.00	\$2,244.00
	30" STORM SEWER (Class III RCP)	0	L.F.	\$90.00	\$0.00
	36" STORM SEWER (Class III RCP)	0	L.F.	\$120.00	\$0.00
	42" STORM SEWER (Class III RCP)	0	L.F.	\$150.00	\$0.00
	48" STORM SEWER (Class III RCP)	0	L.F.	\$165.00	\$0.00
	54" STORM SEWER (Class III RCP)	0	L.F.	\$200.00	\$0.00
	60" STORM SEWER (Class III RCP)	0	L.F.	\$220.00	\$0.00
	4'x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (includes handrails) WITH WINGWALLS	0	EA.	\$50,000.00	\$0.00
	4' DIA. MANHOLE	0	EA.	\$2,800.00	\$0.00
	5' DIA. MANHOLE	7	EA.	\$3,800.00	\$26,600.00
	6' DIA. MANHOLE	0	EA.	\$5,000.00	\$0.00
	8' DIA. MANHOLE	0	EA.	\$6,000.00	\$0.00
	TYPE R INLET (5')	1	EA.	\$6,500.00	\$6,500.00
	TYPE R INLET (10')	2	EA.	\$9,200.00	\$18,400.00
	TYPE R INLET (15')	0	EA.	\$12,000.00	\$0.00
	18" FES	0	EA.	\$5,500.00	\$0.00
	24" FES	0	EA.	\$5,900.00	\$0.00
	30" FES	0	EA.	\$6,200.00	\$0.00
	36" FES	0	EA.	\$6,500.00	\$0.00
	42" FES	0	EA.	\$6,650.00	\$0.00
	48" FES	0	EA.	\$6,800.00	\$0.00
Total Cost					\$94,744.00

STREET A4

ROADWAYS

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	FULL DEPTH ASPHALT PAVEMENT (5" THICK)	3,337	S.Y.	\$30.00	\$100,100.00
	FULL DEPTH ASPHALT TAPER AND TURN (5" THICK)	0	S.Y.	\$30.00	\$0.00
	FULL DEPTH ASPHALT INTERSECTION (5" THICK)	22	S.Y.	\$30.00	\$647.00
	CONCRETE PAVEMENT (6" THICK)	0	S.Y.	\$80.00	\$0.00
	8" THICK AGGREGATE BASE COURSE	3,337	S.Y.	\$9.50	\$31,698.00
	10" THICK AGGREGATE BASE COURSE	0	S.Y.	\$12.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 2' PAN	0	L.F.	\$24.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	0	L.F.	\$22.00	\$0.00
	6" CONCRETE CURB & GUTTER WITH 1' PAN	2,002	L.F.	\$12.50	\$25,025.00
	4" LANDSCAPE UNDERDRAIN	0	L.F.	\$10.00	\$0.00
	4" SITE UNDERDRAIN	0	L.F.	\$45.90	\$0.00
	4" SITE UNDERDRAIN LATERAL	0	L.F.	\$200.00	\$0.00
	TRENCH DRAIN	0	L.F.	\$20.00	\$0.00
	6'X5' CONCRETE SIDEWALK W/ FIBER MESH	2,002	L.F.	\$40.00	\$80,080.00
	CONCRETE CROSSPAN (10" THICK)	0	EA.	\$2,500.00	\$0.00
	HANDICAP RAMPS	3	EA.	\$1,500.00	\$4,500.00
	STRIPING 1/2 width (2 solid edge lines and 2 dashed lane lines - typ)	2,002	L.F.	\$0.35	\$701.00
	STRIPING TAPER AND TURN (centerline - typ)	0	L.F.	\$0.35	\$0.00
	SIGNAGE (1 Sign every 300 feet)	3	EA.	\$300.00	\$1,001.00
Total Cost					\$243,752.00

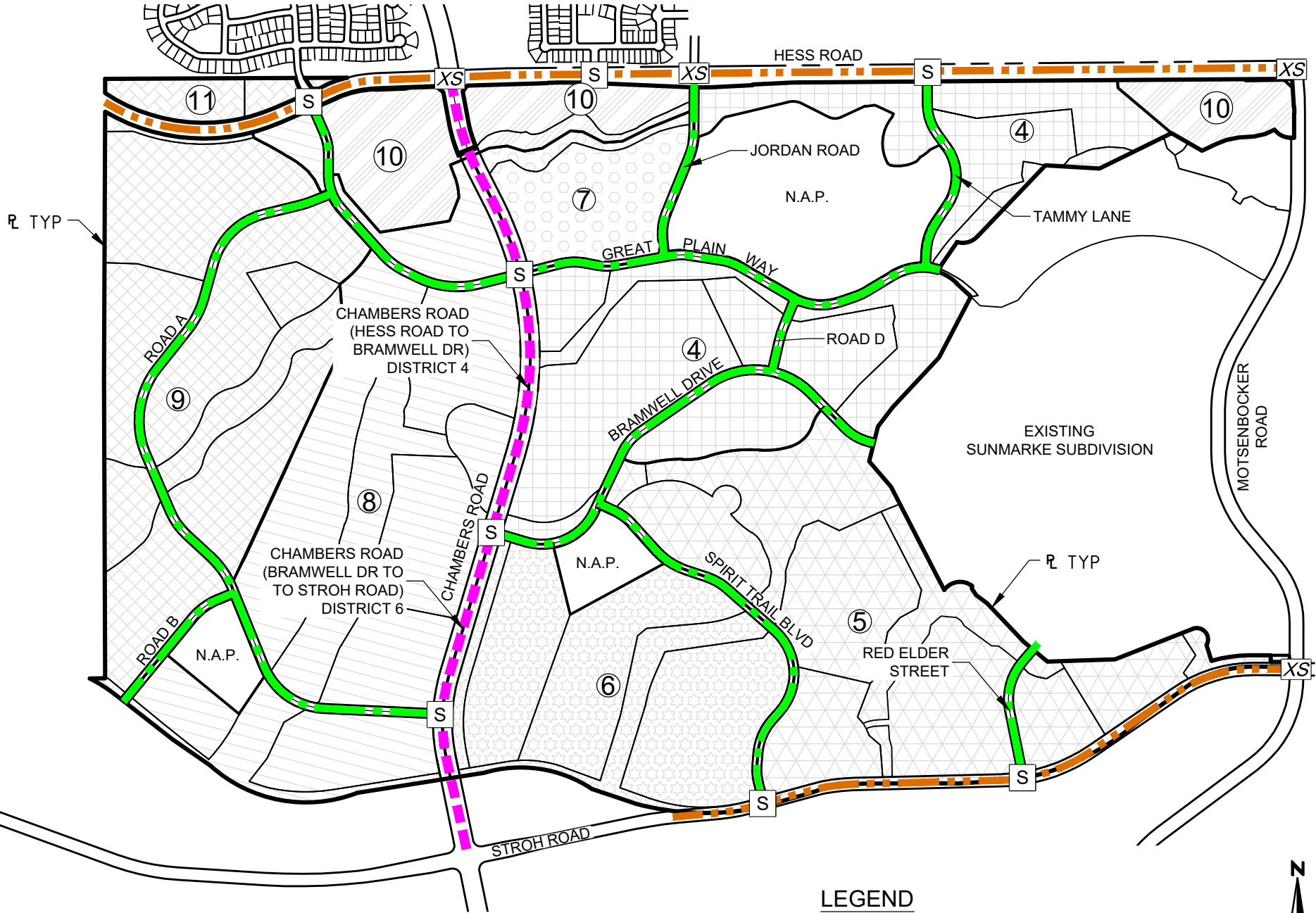
STREET A4

DRY UTILITIES

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	ON-SITE STREET GAS LINES	0	L.F.	\$0.00	\$0.00
	ON-SITE STREET ELECTRIC LINES	0	L.F.	\$0.00	\$0.00
	LOT GAS SERVICE	0	EA.	\$0.00	\$0.00
	LOT ELECTRIC SERVICE	0	EA.	\$0.00	\$0.00
	STREET LIGHTS (ONE SIDE AT 180' SPACING)	6	EA.	\$0.00	\$0.00
Total Cost					\$0.00

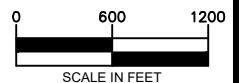
EXHIBIT E

Maps Depicting Public Improvements



LEGEND

- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- XS EXISTING SIGNAL
- S PROPOSED SIGNAL



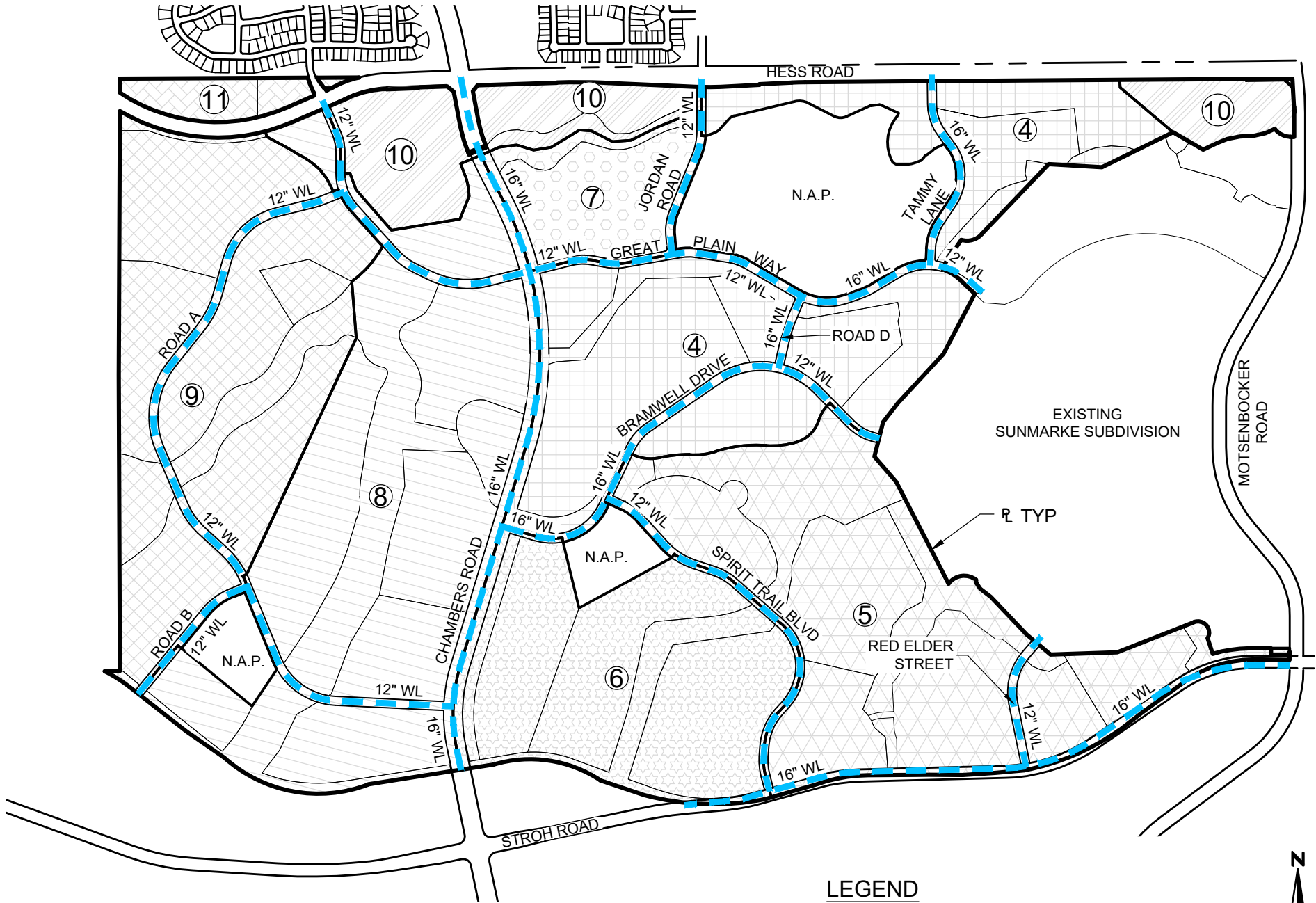
SHEET

1

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

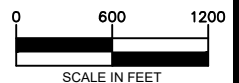
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

— WATERLINE (SIZE AS NOTED)

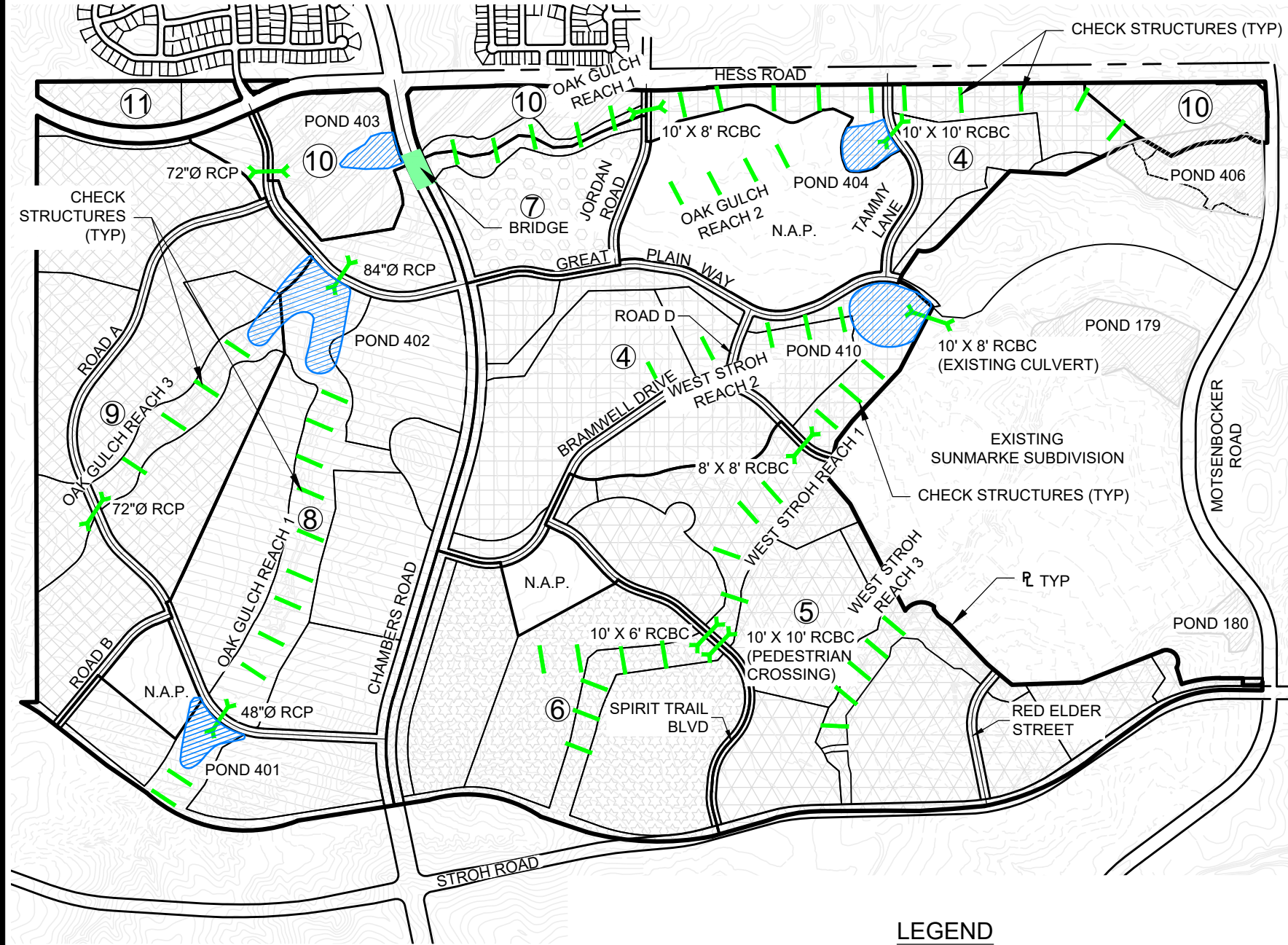


SHEET
2

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN WATER SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01





LEGEND

72"Ø RCP

CULVERT
CHECK STRUCTURE -
CHANNEL IMPROVEMENT



0 600 1200
SCALE IN FEET

SHEET

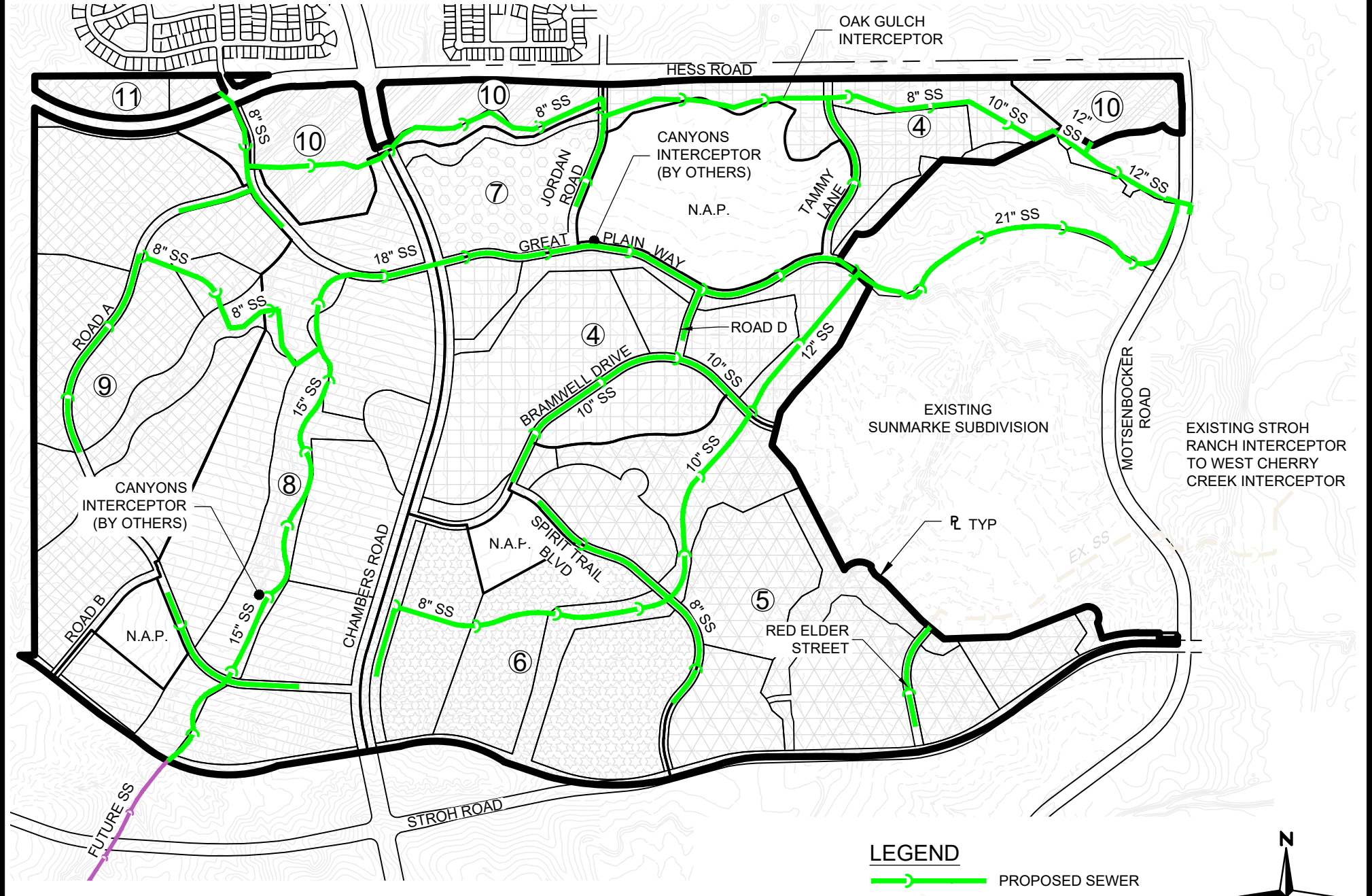
3

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

Redland
WHERE GREAT PLACES BEGIN
700 20th & 10th Street
1000 West Coast Court
Littleton, Colorado 80120
REDLAND.COM



LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER



SHEET 4	CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		DATE 2-10-20	Redland WHERE GREAT PLACES BEGIN 1700 20th Street, Suite 100 Littleton, Colorado 80120 REDLAND.COM
	PUBLIC IMPROVEMENTS PLAN SANITARY SEWER SYSTEM		DRAWN WC	
			CHECKED FT	
			APPROVED FT	
			PROJECT NO. 12023.D01	

EXHIBIT F

Financial Plan

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

	<<<<<<< Residential >>>>>>>				< Platted/Developed Lots >		<<<<<<<< Commercial >>>>>>>>					
	Mkt Value Biennial	As'ed Value @ 7.15%	As'ed Value @ 29.00%	Mkt Value Biennial	As'ed Value @ 29.00%		Mkt Value Biennial	As'ed Value @ 29.00%			Total	
YEAR	Total Res'l Units	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Cumulative Market Value	of Market (2-yr lag)	Total Comm'l Sq. Ft.	Reasses'mt @ 4.0%	Cumulative Market Value	of Market (2-yr lag)	Assessed Value	
2021	0		0	0	0	0	0		0	0	0	
2022	0	0	0	0	7,125,000	0	0	0	0	0	0	
2023	175		77,123,291	0	10,470,000	0	0	0	0	0	0	
2024	254	3,084,932	195,805,483	0	13,241,240	2,066,250	0	0	0	0	2,066,250	
2025	265		330,100,352	5,514,315	23,398,740	3,036,300	65,812		14,823,000	0	8,550,615	
2026	491	13,204,014	596,962,878	14,000,092	12,722,500	3,839,960	65,812	592,920	30,535,380	0	17,840,052	
2027	279		746,027,243	23,602,175	4,415,000	6,785,635			30,535,380	4,298,670	34,686,480	
2028	73	29,841,090	828,631,670	42,682,846	845,000	3,689,525	0	1,221,415	31,756,796	8,855,260	55,227,631	
2029	13		838,932,172	53,340,948	(0)	1,280,350	0		31,756,796	8,855,260	63,476,558	
2030	0	33,557,287	872,489,459	59,247,164	(0)	245,050	0	1,270,272	33,027,068	9,209,471	68,701,685	
2031	0		872,489,459	59,983,650	(0)	(0)	0		33,027,068	9,209,471	69,193,121	
2032	0	34,899,578	907,389,038	62,382,996	(0)	(0)	0	1,321,083	34,348,150	9,577,850	71,960,846	
2033	0		907,389,038	62,382,996	(0)	(0)	0		34,348,150	9,577,850	71,960,846	
2034	0	36,295,562	943,684,599	64,878,316	(0)	(0)	0	1,373,926	35,722,076	9,960,964	74,839,280	
2035	0		943,684,599	64,878,316	(0)	(0)	0		35,722,076	9,960,964	74,839,280	
2036	0	37,747,384	981,431,983	67,473,449	(0)	(0)	0	1,428,883	37,150,959	10,359,402	77,832,851	
2037	0		981,431,983	67,473,449	(0)	(0)	0		37,150,959	10,359,402	77,832,851	
2038	0	39,257,279	1,020,689,263	70,172,387	(0)	(0)	0	1,486,038	38,636,998	10,773,778	80,946,165	
2039	0		1,020,689,263	70,172,387	(0)	(0)	0		38,636,998	10,773,778	80,946,165	
2040		40,827,571	1,061,516,833	72,979,282	(0)	(0)		1,545,480	40,182,478	11,204,729	84,184,012	
2041			1,061,516,833	72,979,282	(0)	(0)			40,182,478	11,204,729	84,184,012	
2042		42,460,673	1,103,977,506	75,898,454	(0)	(0)		1,607,299	41,789,777	11,652,918	87,551,372	
2043			1,103,977,506	75,898,454	(0)	(0)			41,789,777	11,652,918	87,551,372	
2044		44,159,100	1,148,136,607	78,934,392	(0)	(0)		1,671,591	43,461,368	12,119,035	91,053,427	
2045			1,148,136,607	78,934,392	(0)	(0)			43,461,368	12,119,035	91,053,427	
2046		45,925,464	1,194,062,071	82,091,767	(0)	(0)		1,738,455	45,199,822	12,603,797	94,695,564	
2047			1,194,062,071	82,091,767	(0)	(0)			45,199,822	12,603,797	94,695,564	
2048		47,762,483	1,241,824,554	85,375,438	(0)	(0)		1,807,993	47,007,815	13,107,949	98,483,387	
2049			1,241,824,554	85,375,438	(0)	(0)			47,007,815	13,107,949	98,483,387	
2050		49,672,982	1,291,497,536	88,790,456	(0)	(0)		1,880,313	48,888,128	13,632,266	102,422,722	
2051			1,291,497,536	88,790,456	(0)	(0)			48,888,128	13,632,266	102,422,722	
2052		51,659,901	1,343,157,437	92,342,074	(0)	(0)		1,955,525	50,843,653	14,177,557	106,519,631	
2053			1,343,157,437	92,342,074	(0)	(0)			50,843,653	14,177,557	106,519,631	
2054		53,726,297	1,396,883,735	96,035,757	(0)	(0)		2,033,746	52,877,399	14,744,659	110,780,416	
2055			1,396,883,735	96,035,757	(0)	(0)			52,877,399	14,744,659	110,780,416	
2056		55,875,349	1,452,759,084	99,877,187	(0)	(0)		2,115,096	54,992,495	15,334,446	115,211,633	
2057			1,452,759,084	99,877,187	(0)	(0)			54,992,495	15,334,446	115,211,633	
2058		58,110,363	1,510,869,448	103,872,275	(0)	(0)		2,199,700	57,192,195	15,947,824	119,820,098	
2059			1,510,869,448	103,872,275	(0)	(0)			57,192,195	15,947,824	119,820,098	
2060		60,434,778	1,571,304,226	108,027,166	(0)	(0)		2,287,688	59,479,883	16,585,737	124,612,902	
2061			1,571,304,226	108,027,166	(0)	(0)			59,479,883	16,585,737	124,612,902	
2062		62,852,169	1,634,156,395	112,348,252	(0)	(0)		2,379,195	61,859,078	17,249,166	129,597,418	
2063			1,634,156,395	112,348,252	(0)	(0)			61,859,078	17,249,166	129,597,418	
	1,550	841,354,257					131,624	31,916,618				

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [57.000 Target] [57.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [5.000 Mills]	I.C. Mill Levy Collections @ 98%	I.C. S.O. Taxes Collected @ 6%	Town Cap.& Maint. Mill Levy [5.000 Mills]	TC&M Mill Levy Collections @ 98%	TC&M S.O. Taxes Collected @ 6%	Total Available Revenue
2021	0										
2022	7,125,000	57.000	0	\$0	5.000	0	0	5.000	0	0	0
2023	10,470,000	57.000	0	0	5.000	0	0	5.000	0	0	0
2024	15,307,490	57.000	115,421	6,925	5.000	10,125	607	5.000	10,125	607	143,810
2025	32,015,167	57.000	477,637	28,658	5.000	41,898	2,514	5.000	41,898	2,514	595,119
2026	30,628,364	57.000	996,545	59,793	5.000	87,416	5,245	5.000	87,416	5,245	1,241,660
2027	39,101,480	57.000	1,937,587	116,255	5.000	169,964	10,198	5.000	169,964	10,198	2,414,165
2028	56,072,631	57.000	3,085,015	185,101	5.000	270,615	16,237	5.000	270,615	16,237	3,843,821
2029	63,476,558	57.000	3,545,801	212,748	5.000	311,035	18,662	5.000	311,035	18,662	4,417,943
2030	68,701,685	57.000	3,837,676	230,261	5.000	336,638	20,198	5.000	336,638	20,198	4,781,610
2031	69,193,121	57.000	3,865,128	231,908	5.000	339,046	20,343	5.000	339,046	20,343	4,815,814
2032	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2033	71,960,846	57.000	4,019,733	241,184	5.000	352,608	21,156	5.000	352,608	21,156	5,008,446
2034	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2035	74,839,280	57.000	4,180,522	250,831	5.000	366,712	22,003	5.000	366,712	22,003	5,208,784
2036	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2037	77,832,851	57.000	4,347,743	260,865	5.000	381,381	22,883	5.000	381,381	22,883	5,417,135
2038	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2039	80,946,165	57.000	4,521,653	271,299	5.000	396,636	23,798	5.000	396,636	23,798	5,633,821
2040	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2041	84,184,012	57.000	4,702,519	282,151	5.000	412,502	24,750	5.000	412,502	24,750	5,859,174
2042	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2043	87,551,372	57.000	4,890,620	293,437	5.000	429,002	25,740	5.000	429,002	25,740	6,093,540
2044	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2045	91,053,427	57.000	5,086,244	305,175	5.000	446,162	26,770	5.000	446,162	26,770	6,337,282
2046	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2047	94,695,564	57.000	5,289,694	317,382	5.000	464,008	27,840	5.000	464,008	27,840	6,590,773
2048	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2049	98,483,387	57.000	5,501,282	330,077	5.000	482,569	28,954	5.000	482,569	28,954	6,854,404
2050	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2051	102,422,722	57.000	5,721,333	343,280	5.000	501,871	30,112	5.000	501,871	30,112	7,128,580
2052	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2053	106,519,631	57.000	5,950,187	357,011	5.000	521,946	31,317	5.000	521,946	31,317	7,413,724
2054	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2055	110,780,416	57.000	6,188,194	371,292	5.000	542,824	32,569	5.000	542,824	32,569	7,710,273
2056	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2057	115,211,633	57.000	6,435,722	386,143	5.000	564,537	33,872	5.000	564,537	33,872	8,018,684
2058	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2059	119,820,098	57.000	6,693,151	401,589	5.000	587,118	35,227	5.000	587,118	35,227	8,339,431
2060	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2061	124,612,902	57.000	6,960,877	417,653	5.000	610,603	36,636	5.000	610,603	36,636	8,673,008
2062	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
2063	129,597,418	57.000	7,239,312	434,359	5.000	635,027	38,102	5.000	635,027	38,102	9,019,928
			193,318,380	11,599,103		16,957,753	1,017,465		16,957,753	1,017,465	240,867,918

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Development Projection at 57.000 (target) MD + 5.000 Infra. + 5.000 TC&M Mills for D/S -- Service Plan

Series 2023, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2023 \$133,215,000 Par [Net \$110.122 MM] Net Debt Service	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital + Cum. Surplus Bal.
2021								
2022	0		n/a					
2023	0	\$0	0		7,900,000	6447%	64%	0%
2024	143,810	0	143,810	0	8,043,810	1558%	36%	0%
2025	595,119	0	595,119	0	8,638,930	747%	21%	0%
2026	1,241,660	0	1,241,660	0	9,880,590	384%	17%	0%
2027	2,414,165	4,076,379	(1,662,214)	0	8,218,376	241%	15%	261%
2028	3,843,821	4,076,379	(232,558)	0	7,985,818	210%	15%	290%
2029	4,417,943	4,416,379	1,564	0	7,987,382	193%	15%	281%
2030	4,781,610	4,780,975	635	0	7,988,017	191%	15%	267%
2031	4,815,814	4,814,096	1,718	0	7,989,735	183%	14%	266%
2032	5,008,446	5,005,534	2,912	0	7,992,647	181%	14%	260%
2033	5,008,446	5,005,393	3,053	0	7,995,700	173%	13%	260%
2034	5,208,784	5,204,334	4,450	0	8,000,150	171%	13%	254%
2035	5,208,784	5,206,237	2,547	0	8,002,697	163%	12%	254%
2036	5,417,135	5,416,916	219	0	8,002,916	161%	12%	248%
2037	5,417,135	5,414,945	2,190	0	8,005,106	153%	12%	248%
2038	5,633,821	5,631,597	2,224	0	8,007,330	151%	12%	242%
2039	5,633,821	5,630,140	3,681	0	8,011,011	143%	11%	242%
2040	5,859,174	5,857,000	2,174	0	8,013,184	140%	11%	237%
2041	5,859,174	5,855,139	4,035	0	8,017,219	132%	10%	237%
2042	6,093,540	6,091,289	2,251	0	8,019,470	129%	10%	232%
2043	6,093,540	6,093,106	434	0	8,019,905	121%	9%	232%
2044	6,337,282	6,332,475	4,807	0	8,024,712	118%	9%	227%
2045	6,337,282	6,337,052	230	0	8,024,942	110%	8%	227%
2046	6,590,773	6,588,722	2,051	0	8,026,993	107%	8%	222%
2047	6,590,773	6,589,835	938	0	8,027,932	99%	8%	222%
2048	6,854,404	6,852,735	1,669	0	8,029,601	95%	7%	217%
2049	6,854,404	6,854,313	91	0	8,029,692	87%	7%	217%
2050	7,128,580	7,127,219	1,361	0	8,031,054	83%	6%	213%
2051	7,128,580	7,128,038	542	0	8,031,596	76%	6%	213%
2052	7,413,724	7,409,726	3,998	0	8,035,594	71%	5%	209%
2053	7,413,724	7,413,562	162	0	8,035,756	64%	5%	208%
2054	7,710,273	7,707,655	2,618	0	8,038,373	59%	4%	204%
2055	7,710,273	7,707,978	2,295	0	8,040,668	52%	4%	204%
2056	8,018,684	8,018,099	585	0	8,041,252	46%	4%	200%
2057	8,018,684	8,018,379	305	0	8,041,557	39%	3%	200%
2058	8,339,431	8,337,845	1,586	0	8,043,143	33%	3%	197%
2059	8,339,431	8,336,552	2,879	0	8,046,022	26%	2%	197%
2060	8,673,008	8,668,833	4,175	0	8,050,197	20%	2%	193%
2061	8,673,008	8,669,284	3,724	0	8,053,921	13%	1%	193%
2062	9,019,928	9,017,544	2,384	0	8,056,306	7%	1%	189%
2063	9,019,928	9,017,750	2,178	8,058,484	0	0%	0%	100%
	240,867,918	240,709,434	158,484	8,058,484				

[CMar420 23nrsPC]

[*] Assumes \$7.900M Deposit to Surplus @ closing (tbd).

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M
2021					
2022	0	10.000	0	0	0
2023	0	10.000	0	0	0
2024	2,066,250	10.000	20,249	1,215	21,464
2025	8,550,615	10.000	83,796	5,028	88,824
2026	17,840,052	10.000	174,833	10,490	185,322
2027	34,686,480	10.000	339,928	20,396	360,323
2028	55,227,631	10.000	541,231	32,474	573,705
2029	63,476,558	10.000	622,070	37,324	659,394
2030	68,701,685	10.000	673,277	40,397	713,673
2031	69,193,121	10.000	678,093	40,686	718,778
2032	71,960,846	10.000	705,216	42,313	747,529
2033	71,960,846	10.000	705,216	42,313	747,529
2034	74,839,280	10.000	733,425	44,005	777,430
2035	74,839,280	10.000	733,425	44,005	777,430
2036	77,832,851	10.000	762,762	45,766	808,528
2037	77,832,851	10.000	762,762	45,766	808,528
2038	80,946,165	10.000	793,272	47,596	840,869
2039	80,946,165	10.000	793,272	47,596	840,869
2040	84,184,012	10.000	825,003	49,500	874,504
2041	84,184,012	10.000	825,003	49,500	874,504
2042	87,551,372	10.000	858,003	51,480	909,484
2043	87,551,372	10.000	858,003	51,480	909,484
2044	91,053,427	10.000	892,324	53,539	945,863
2045	91,053,427	10.000	892,324	53,539	945,863
2046	94,695,564	10.000	928,017	55,681	983,698
2047	94,695,564	10.000	928,017	55,681	983,698
2048	98,483,387	10.000	965,137	57,908	1,023,045
2049	98,483,387	10.000	965,137	57,908	1,023,045
2050	102,422,722	10.000	1,003,743	60,225	1,063,967
2051	102,422,722	10.000	1,003,743	60,225	1,063,967
2052	106,519,631	10.000	1,043,892	62,634	1,106,526
2053	106,519,631	10.000	1,043,892	62,634	1,106,526
2054	110,780,416	10.000	1,085,648	65,139	1,150,787
2055	110,780,416	10.000	1,085,648	65,139	1,150,787
2056	115,211,633	10.000	1,129,074	67,744	1,196,818
2057	115,211,633	10.000	1,129,074	67,744	1,196,818
2058	119,820,098	10.000	1,174,237	70,454	1,244,691
2059	119,820,098	10.000	1,174,237	70,454	1,244,691
2060	124,612,902	10.000	1,221,206	73,272	1,294,479
2061	124,612,902	10.000	1,221,206	73,272	1,294,479
2062	129,597,418	10.000	1,270,055	76,203	1,346,258
2063	129,597,418	10.000	1,270,055	76,203	1,346,258
			33,915,505	2,034,930	35,950,436

D.A. DAVIDSON
FIXED INCOME CAPITAL MARKETS

Development Projection -- Buildout Plan (updated 5/2/19)

SOURCES AND USES OF FUNDS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:

Bond Proceeds:	
Par Amount	133,215,000.00 **
	133,215,000.00

Uses:

Project Fund Deposits:	
Project Fund	110,121,563.00
Other Fund Deposits:	
Capitalized Interest Fund	12,229,137.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,664,300.00
Other Uses of Funds:	
Deposit to Surplus Fund	7,900,000.00
	133,215,000.00

****Debt Limit: \$166,518,750**

BOND PRICING

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield*	Price
Term Bond due 2063:					
	12/01/2029	340,000	3.060%	3.060%	100.000
	12/01/2030	715,000	3.060%	3.060%	100.000
	12/01/2031	770,000	3.060%	3.060%	100.000
	12/01/2032	985,000	3.060%	3.060%	100.000
	12/01/2033	1,015,000	3.060%	3.060%	100.000
	12/01/2034	1,245,000	3.060%	3.060%	100.000
	12/01/2035	1,285,000	3.060%	3.060%	100.000
	12/01/2036	1,535,000	3.060%	3.060%	100.000
	12/01/2037	1,580,000	3.060%	3.060%	100.000
	12/01/2038	1,845,000	3.060%	3.060%	100.000
	12/01/2039	1,900,000	3.060%	3.060%	100.000
	12/01/2040	2,185,000	3.060%	3.060%	100.000
	12/01/2041	2,250,000	3.060%	3.060%	100.000
	12/01/2042	2,555,000	3.060%	3.060%	100.000
	12/01/2043	2,635,000	3.060%	3.060%	100.000
	12/01/2044	2,955,000	3.060%	3.060%	100.000
	12/01/2045	3,050,000	3.060%	3.060%	100.000
	12/01/2046	3,395,000	3.060%	3.060%	100.000
	12/01/2047	3,500,000	3.060%	3.060%	100.000
	12/01/2048	3,870,000	3.060%	3.060%	100.000
	12/01/2049	3,990,000	3.060%	3.060%	100.000
	12/01/2050	4,385,000	3.060%	3.060%	100.000
	12/01/2051	4,520,000	3.060%	3.060%	100.000
	12/01/2052	4,940,000	3.060%	3.060%	100.000
	12/01/2053	5,095,000	3.060%	3.060%	100.000
	12/01/2054	5,545,000	3.060%	3.060%	100.000
	12/01/2055	5,715,000	3.060%	3.060%	100.000
	12/01/2056	6,200,000	3.060%	3.060%	100.000
	12/01/2057	6,390,000	3.060%	3.060%	100.000
	12/01/2058	6,905,000	3.060%	3.060%	100.000
	12/01/2059	7,115,000	3.060%	3.060%	100.000
	12/01/2060	7,665,000	3.060%	3.060%	100.000
	12/01/2061	7,900,000	3.060%	3.060%	100.000
	12/01/2062	8,490,000	3.060%	3.060%	100.000
	12/01/2063	8,750,000	3.060%	3.060%	100.000
		133,215,000			

Dated Date	12/01/2023	
Delivery Date	12/01/2023	
First Coupon	06/01/2024	
Par Amount	133,215,000.00	
Original Issue Discount		
Production	133,215,000.00	100.000000%
Underwriter's Discount	-2,664,300.00	-2.000000%
Purchase Price	130,550,700.00	98.000000%
Accrued Interest		
Net Proceeds	130,550,700.00	

[*] 30 Year AAA MMD Index (3/3/20) = 1.560% + 150bps. = 3.060%

BOND SUMMARY STATISTICS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023
First Coupon	06/01/2024
Last Maturity	12/01/2063
Arbitrage Yield	3.060000%
True Interest Cost (TIC)	3.167831%
Net Interest Cost (NIC)	3.060000%
All-In TIC	3.180164%
Average Coupon	3.060000%
Average Life (years)	29.370
Weighted Average Maturity (years)	29.370
Duration of Issue (years)	18.957
Par Amount	133,215,000.00
Bond Proceeds	133,215,000.00
Total Interest	119,723,571.00
Net Interest	122,387,871.00
Bond Years from Dated Date	3,912,535,000.00
Bond Years from Delivery Date	3,912,535,000.00
Total Debt Service	252,938,571.00
Maximum Annual Debt Service	9,017,750.00
Average Annual Debt Service	6,323,464.28
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2063	133,215,000.00	100.000	3.060%	29.370	04/14/2053	306,394.50
	133,215,000.00			29.370		306,394.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	133,215,000.00	133,215,000.00	133,215,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,664,300.00	-2,664,300.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	130,550,700.00	130,250,700.00	133,215,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	3.167831%	3.180164%	3.060000%

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2024			2,038,189.50	2,038,189.50	
12/01/2024			2,038,189.50	2,038,189.50	4,076,379
06/01/2025			2,038,189.50	2,038,189.50	
12/01/2025			2,038,189.50	2,038,189.50	4,076,379
06/01/2026			2,038,189.50	2,038,189.50	
12/01/2026			2,038,189.50	2,038,189.50	4,076,379
06/01/2027			2,038,189.50	2,038,189.50	
12/01/2027			2,038,189.50	2,038,189.50	4,076,379
06/01/2028			2,038,189.50	2,038,189.50	
12/01/2028			2,038,189.50	2,038,189.50	4,076,379
06/01/2029			2,038,189.50	2,038,189.50	
12/01/2029	340,000	3.060%	2,038,189.50	2,378,189.50	4,416,379
06/01/2030			2,032,987.50	2,032,987.50	
12/01/2030	715,000	3.060%	2,032,987.50	2,747,987.50	4,780,975
06/01/2031			2,022,048.00	2,022,048.00	
12/01/2031	770,000	3.060%	2,022,048.00	2,792,048.00	4,814,096
06/01/2032			2,010,267.00	2,010,267.00	
12/01/2032	985,000	3.060%	2,010,267.00	2,995,267.00	5,005,534
06/01/2033			1,995,196.50	1,995,196.50	
12/01/2033	1,015,000	3.060%	1,995,196.50	3,010,196.50	5,005,393
06/01/2034			1,979,667.00	1,979,667.00	
12/01/2034	1,245,000	3.060%	1,979,667.00	3,224,667.00	5,204,334
06/01/2035			1,960,618.50	1,960,618.50	
12/01/2035	1,285,000	3.060%	1,960,618.50	3,245,618.50	5,206,237
06/01/2036			1,940,958.00	1,940,958.00	
12/01/2036	1,535,000	3.060%	1,940,958.00	3,475,958.00	5,416,916
06/01/2037			1,917,472.50	1,917,472.50	
12/01/2037	1,580,000	3.060%	1,917,472.50	3,497,472.50	5,414,945
06/01/2038			1,893,298.50	1,893,298.50	
12/01/2038	1,845,000	3.060%	1,893,298.50	3,738,298.50	5,631,597
06/01/2039			1,865,070.00	1,865,070.00	
12/01/2039	1,900,000	3.060%	1,865,070.00	3,765,070.00	5,630,140
06/01/2040			1,836,000.00	1,836,000.00	
12/01/2040	2,185,000	3.060%	1,836,000.00	4,021,000.00	5,857,000
06/01/2041			1,802,569.50	1,802,569.50	
12/01/2041	2,250,000	3.060%	1,802,569.50	4,052,569.50	5,855,139
06/01/2042			1,768,144.50	1,768,144.50	
12/01/2042	2,555,000	3.060%	1,768,144.50	4,323,144.50	6,091,289
06/01/2043			1,729,053.00	1,729,053.00	
12/01/2043	2,635,000	3.060%	1,729,053.00	4,364,053.00	6,093,106
06/01/2044			1,688,737.50	1,688,737.50	
12/01/2044	2,955,000	3.060%	1,688,737.50	4,643,737.50	6,332,475
06/01/2045			1,643,526.00	1,643,526.00	
12/01/2045	3,050,000	3.060%	1,643,526.00	4,693,526.00	6,337,052
06/01/2046			1,596,861.00	1,596,861.00	
12/01/2046	3,395,000	3.060%	1,596,861.00	4,991,861.00	6,588,722
06/01/2047			1,544,917.50	1,544,917.50	
12/01/2047	3,500,000	3.060%	1,544,917.50	5,044,917.50	6,589,835
06/01/2048			1,491,367.50	1,491,367.50	
12/01/2048	3,870,000	3.060%	1,491,367.50	5,361,367.50	6,852,735
06/01/2049			1,432,156.50	1,432,156.50	
12/01/2049	3,990,000	3.060%	1,432,156.50	5,422,156.50	6,854,313
06/01/2050			1,371,109.50	1,371,109.50	
12/01/2050	4,385,000	3.060%	1,371,109.50	5,756,109.50	7,127,219
06/01/2051			1,304,019.00	1,304,019.00	
12/01/2051	4,520,000	3.060%	1,304,019.00	5,824,019.00	7,128,038
06/01/2052			1,234,863.00	1,234,863.00	
12/01/2052	4,940,000	3.060%	1,234,863.00	6,174,863.00	7,409,726
06/01/2053			1,159,281.00	1,159,281.00	
12/01/2053	5,095,000	3.060%	1,159,281.00	6,254,281.00	7,413,562
06/01/2054			1,081,327.50	1,081,327.50	
12/01/2054	5,545,000	3.060%	1,081,327.50	6,626,327.50	7,707,655
06/01/2055			996,489.00	996,489.00	
12/01/2055	5,715,000	3.060%	996,489.00	6,711,489.00	7,707,978
06/01/2056			909,049.50	909,049.50	
12/01/2056	6,200,000	3.060%	909,049.50	7,109,049.50	8,018,099
06/01/2057			814,189.50	814,189.50	
12/01/2057	6,390,000	3.060%	814,189.50	7,204,189.50	8,018,379
06/01/2058			716,422.50	716,422.50	
12/01/2058	6,905,000	3.060%	716,422.50	7,621,422.50	8,337,845

BOND DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2059			610,776.00	610,776.00	
12/01/2059	7,115,000	3.060%	610,776.00	7,725,776.00	8,336,552
06/01/2060			501,916.50	501,916.50	
12/01/2060	7,665,000	3.060%	501,916.50	8,166,916.50	8,668,833
06/01/2061			384,642.00	384,642.00	
12/01/2061	7,900,000	3.060%	384,642.00	8,284,642.00	8,669,284
06/01/2062			263,772.00	263,772.00	
12/01/2062	8,490,000	3.060%	263,772.00	8,753,772.00	9,017,544
06/01/2063			133,875.00	133,875.00	
12/01/2063	8,750,000	3.060%	133,875.00	8,883,875.00	9,017,750
	133,215,000		119,723,571.00	252,938,571.00	252,938,571

NET DEBT SERVICE

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2024		4,076,379	4,076,379	4,076,379	
12/01/2025		4,076,379	4,076,379	4,076,379	
12/01/2026		4,076,379	4,076,379	4,076,379	
12/01/2027		4,076,379	4,076,379		4,076,379
12/01/2028		4,076,379	4,076,379		4,076,379
12/01/2029	340,000	4,076,379	4,416,379		4,416,379
12/01/2030	715,000	4,065,975	4,780,975		4,780,975
12/01/2031	770,000	4,044,096	4,814,096		4,814,096
12/01/2032	985,000	4,020,534	5,005,534		5,005,534
12/01/2033	1,015,000	3,990,393	5,005,393		5,005,393
12/01/2034	1,245,000	3,959,334	5,204,334		5,204,334
12/01/2035	1,285,000	3,921,237	5,206,237		5,206,237
12/01/2036	1,535,000	3,881,916	5,416,916		5,416,916
12/01/2037	1,580,000	3,834,945	5,414,945		5,414,945
12/01/2038	1,845,000	3,786,597	5,631,597		5,631,597
12/01/2039	1,900,000	3,730,140	5,630,140		5,630,140
12/01/2040	2,185,000	3,672,000	5,857,000		5,857,000
12/01/2041	2,250,000	3,605,139	5,855,139		5,855,139
12/01/2042	2,555,000	3,536,289	6,091,289		6,091,289
12/01/2043	2,635,000	3,458,106	6,093,106		6,093,106
12/01/2044	2,955,000	3,377,475	6,332,475		6,332,475
12/01/2045	3,050,000	3,287,052	6,337,052		6,337,052
12/01/2046	3,395,000	3,193,722	6,588,722		6,588,722
12/01/2047	3,500,000	3,089,835	6,589,835		6,589,835
12/01/2048	3,870,000	2,982,735	6,852,735		6,852,735
12/01/2049	3,990,000	2,864,313	6,854,313		6,854,313
12/01/2050	4,385,000	2,742,219	7,127,219		7,127,219
12/01/2051	4,520,000	2,608,038	7,128,038		7,128,038
12/01/2052	4,940,000	2,469,726	7,409,726		7,409,726
12/01/2053	5,095,000	2,318,562	7,413,562		7,413,562
12/01/2054	5,545,000	2,162,655	7,707,655		7,707,655
12/01/2055	5,715,000	1,992,978	7,707,978		7,707,978
12/01/2056	6,200,000	1,818,099	8,018,099		8,018,099
12/01/2057	6,390,000	1,628,379	8,018,379		8,018,379
12/01/2058	6,905,000	1,432,845	8,337,845		8,337,845
12/01/2059	7,115,000	1,221,552	8,336,552		8,336,552
12/01/2060	7,665,000	1,003,833	8,668,833		8,668,833
12/01/2061	7,900,000	769,284	8,669,284		8,669,284
12/01/2062	8,490,000	527,544	9,017,544		9,017,544
12/01/2063	8,750,000	267,750	9,017,750		9,017,750
	133,215,000	119,723,571	252,938,571	12,229,137	240,709,434

BOND SOLUTION

CHERRY CREEK SOUTH METROPOLITAN DISTRICT Nos. 7-9 & 11
GENERAL OBLIGATION BONDS, SERIES 2023
57.000 (target) District Mills + 5.000 Infra. Capital Mills + 5.000 Town Capital & Maintenance Mills
Non-Rated, 100x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2024		4,076,379	-4,076,379		143,810	143,810	
12/01/2025		4,076,379	-4,076,379		595,119	595,119	
12/01/2026		4,076,379	-4,076,379		1,241,660	1,241,660	
12/01/2027		4,076,379		4,076,379	2,414,165	-1,662,214	59.22327%
12/01/2028		4,076,379		4,076,379	3,843,821	-232,558	94.29499%
12/01/2029	340,000	4,416,379		4,416,379	4,417,943	1,564	100.03541%
12/01/2030	715,000	4,780,975		4,780,975	4,781,610	635	100.01328%
12/01/2031	770,000	4,814,096		4,814,096	4,815,814	1,718	100.03568%
12/01/2032	985,000	5,005,534		5,005,534	5,008,446	2,912	100.05818%
12/01/2033	1,015,000	5,005,393		5,005,393	5,008,446	3,053	100.06100%
12/01/2034	1,245,000	5,204,334		5,204,334	5,208,784	4,450	100.08550%
12/01/2035	1,285,000	5,206,237		5,206,237	5,208,784	2,547	100.04892%
12/01/2036	1,535,000	5,416,916		5,416,916	5,417,135	219	100.00405%
12/01/2037	1,580,000	5,414,945		5,414,945	5,417,135	2,190	100.04045%
12/01/2038	1,845,000	5,631,597		5,631,597	5,633,821	2,224	100.03949%
12/01/2039	1,900,000	5,630,140		5,630,140	5,633,821	3,681	100.06537%
12/01/2040	2,185,000	5,857,000		5,857,000	5,859,174	2,174	100.03711%
12/01/2041	2,250,000	5,855,139		5,855,139	5,859,174	4,035	100.06891%
12/01/2042	2,555,000	6,091,289		6,091,289	6,093,540	2,251	100.03696%
12/01/2043	2,635,000	6,093,106		6,093,106	6,093,540	434	100.00713%
12/01/2044	2,955,000	6,332,475		6,332,475	6,337,282	4,807	100.07591%
12/01/2045	3,050,000	6,337,052		6,337,052	6,337,282	230	100.00363%
12/01/2046	3,395,000	6,588,722		6,588,722	6,590,773	2,051	100.03113%
12/01/2047	3,500,000	6,589,835		6,589,835	6,590,773	938	100.01424%
12/01/2048	3,870,000	6,852,735		6,852,735	6,854,404	1,669	100.02436%
12/01/2049	3,990,000	6,854,313		6,854,313	6,854,404	91	100.00133%
12/01/2050	4,385,000	7,127,219		7,127,219	7,128,580	1,361	100.01910%
12/01/2051	4,520,000	7,128,038		7,128,038	7,128,580	542	100.00761%
12/01/2052	4,940,000	7,409,726		7,409,726	7,413,724	3,998	100.05395%
12/01/2053	5,095,000	7,413,562		7,413,562	7,413,724	162	100.00218%
12/01/2054	5,545,000	7,707,655		7,707,655	7,710,273	2,618	100.03396%
12/01/2055	5,715,000	7,707,978		7,707,978	7,710,273	2,295	100.02977%
12/01/2056	6,200,000	8,018,099		8,018,099	8,018,684	585	100.00729%
12/01/2057	6,390,000	8,018,379		8,018,379	8,018,684	305	100.00380%
12/01/2058	6,905,000	8,337,845		8,337,845	8,339,431	1,586	100.01902%
12/01/2059	7,115,000	8,336,552		8,336,552	8,339,431	2,879	100.03453%
12/01/2060	7,665,000	8,668,833		8,668,833	8,673,008	4,175	100.04816%
12/01/2061	7,900,000	8,669,284		8,669,284	8,673,008	3,724	100.04296%
12/01/2062	8,490,000	9,017,544		9,017,544	9,019,928	2,384	100.02644%
12/01/2063	8,750,000	9,017,750		9,017,750	9,019,928	2,178	100.02416%
	133,215,000	252,938,571	-12,229,137	240,709,434	240,867,918	158,484	

EXHIBIT G
Indemnification Letters

1. Owner's Letter

June 15, 2020

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 11

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Owner") in connection with the review by the Town of Parker (the "Town") of the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Cherry Creek South Metropolitan District No. 11 (the "District"). Owner, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Owner hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Owner further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Owner or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Owner or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Owner further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Owner hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Owner might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Owner.

Very truly yours,

NORTH PARK INVESTMENTS, LLC, an
Arizona limited liability company

By: Anthology Management L.L.C, an
Arizona limited liability company

Its: Manager

By: _____
Scott A. Seldin, Member

2171:0003:1040777

2. District's Letter

{date – date of meeting}

Town of Parker
20120 E. Main Street
Parker, CO 80138-7334

RE: Cherry Creek South Metropolitan District No. 11

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Cherry Creek South Metropolitan District No. 11 (the "District") in order to comply with the Amended and Restated Service Plan approved by the Town on June 15, 2020, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, North Parker Investments, LLC (the "Owner"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Owner, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims the District might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Cherry Creek South Metropolitan District No.
11

By: _____
President

Attest:

By: _____
Secretary

2171:0003:1040777

EXHIBIT H

Intergovernmental Agreement

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF PARKER, COLORADO AND
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District No. 11 Fund"). The monies in the Cherry Creek Metropolitan District No. 11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 7, 8 and 9, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. **Effective Date.** This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. **Nonassignability.** No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. **Amendments.** This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. **Severability.** If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. **Execution of Documents.** This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. **Waiver.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 7, 8, and 9. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 7, 8, and 9 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 11**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 11

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

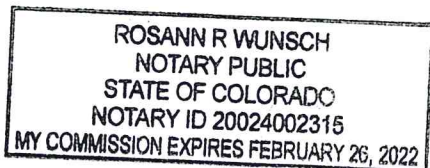
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and β
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

April 27, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
29 day of April, 2020.

Rosann R Wunsch
Notary Public



**NOTICE OF PUBLIC HEARING FOR AMENDED AND RESTATED
SERVICE PLANS OF SPECIAL DISTRICTS**

IN RE THE AMENDED AND RESTATED SERVICE PLANS FOR CHERRY
CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF
PARKER, DOUGLAS COUNTY, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S.,
eight separate Amended and Restated Service Plans (collective-
ly, the "Service Plans") for the Cherry Creek South Metropolitan
District Nos. 4-11 (collectively, the "Districts") have been filed
and are available for public inspection in the office of the Town
Clerk of the Town of Parker, Colorado.

A public hearing on the Service Plans will be held by the Town
Council on Monday, May 18, 2020, at 7:00 p.m., at Council Cham-
bers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon
thereafter as the Town Council may hear such matter. On March
13, 2020, the Parker Town Administrator did issue an Order De-
claring a Local Disaster Emergency (the "Order") and pursuant to
that Order has issued subsequent emergency orders, including
but not limited to Emergency Order No. 4-2020, concerning Town
Council Meetings, which may impact how public hearings in the
Town of Parker are conducted. Information concerning these or-
ders, and how to participate in public hearings, may be found on
the Town website (<http://www.parkeronline.org>) and/or by con-
tacting the Town Clerk's Office. These orders may, or may not,
still be in effect at the time of the public hearing on the Service
Plans.

The Districts are existing metropolitan districts organized under
the provisions of Title 32, Colorado Revised Statutes. The pur-
pose of the Districts is to finance, construct, acquire, own, oper-
ate and maintain public improvements such as water, streets,
traffic and safety control, sanitation, storm sewers and drainage,
parks and recreation, transportation, television relay and trans-
mission, mosquito and pest control, security services, covenant en-
forcement, design review, and other improvements and services
within the Districts' boundaries authorized by Title 32, Colorado
Revised Statutes, subject to the limitations of the Service Plans.
The Maximum Debt Mill Levy will be 57 mills, the Infrastructure
Capital Mill Levy is 5 mills, the Town Capital and Maintenance
Mill Levy will be 5 mills, and the Operations and Maintenance Mill
Levy is anticipated to be 10 mills and will be set forth in an inter-
governmental agreement between the Districts and the Town, all
subject to the limitations set forth in the Service Plans.

A description of the land contained within the boundaries of the
Districts is as follows: approximately 1044 acres located to the
south of Hess Road between the Rueter-Hess Reservoir and
Motsenbocker Road, Town of Parker, Douglas County, State of
Colorado.

All protests and objections must be submitted in writing to the
Town Clerk at or prior to the public hearing or any continuance
or postponement thereof in order to be considered. All protests
and objections to the Service Plans shall be deemed to be waived
unless presented at the time and in the manner specified in Sec-
tion 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

PUBLISHED IN: *Denver Post*
PUBLISHED ON: April 27, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING ON SERVICE PLAN AMENDMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, DOUGLAS COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

I, Kaylin C. Hicks, of lawful age and duly sworn, state:

1. I am a Paralegal at the law firm of WHITE BEAR ANKELE TANAKA & WALDRON acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) in the above captioned matter.
2. On April 27, 2020, I mailed the Notices of Public Hearing on Service Plan Amendments for the Districts to all property owners within the Districts, and to municipalities and special districts within a 3-mile radius of the Districts, listed on **Exhibit A** attached hereto.

Signed this 30th day of April, 2020.

By: Kaylin Hicks
Kaylin C. Hicks, Paralegal

EXHIBIT A

Listing of Property Owners, Municipalities, and Special Districts

AUTHORITYNAME	CONTACTPERSON	CONTACTADDRESS1	CONTACTADDRESS2	CONTACTCITY	CONTACTSTATE	CONTACTZIPCODE
Douglas County Government	Helen Kellogg	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Diane Romero		100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Scott Smith		701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
City of Castle Pines	Attn: Don VanWormer		360 Village Square Ln Suite B	Castle Pines	CO	80108
Urban Drainage & Flood Control District	Paul A Hindman		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District	Jannette Scarpino		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District	Ron Redd		18100 E Woodman Dr	Parker	CO	80134
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Suburban Park & Recreation District	Rob Hanna		6631 S University Blvd	Centennial	CO	80121
Lincoln Park Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stonegate Village Metro District	Sarah Sjobakken		10252 Stonegate Pkwy	Parker	CO	80134
E-470 Public Highway Authority	Ed DeLozier		22470 E Sixth Pkwy Ste 100	Aurora	CO	80018
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Cherry Creek South Metro District 1	Mark Eames	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
Anthology West Metro District 2	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
High Prairie Farms Metro District	Susan L Elkins		1189 S Perry St Ste 220	Castle Rock	CO	80104
Cherry Creek Basin Water Quality Authority	Chuck Reid	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte	David W Lloyd		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Pinery West Metro District 2	Pete Klymkow	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Rampart Range Metro District 1	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 4	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 5	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 6	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 3	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Meadows Metro District	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Antelope Heights Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Judy Leyshon	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Meridian Village Metro District 2	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	David Greher	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Denver	CO	80228
Olde Town Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Neu Towne Metro District	Janet Van Dorn	Simmons & Wheeler PC	304 Inverness Way S Ste 490	Englewood	CO	80112
Anthology West Metro District 3	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Cherry Creek South Metro District 4	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 5	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 6	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 7	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 8	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 9	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 10	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Cherry Creek South Metro District 11	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
Rampart Range Metro District 8	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Rampart Range Metro District 9	Megan M Becher	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata South Metro District	Paul R Cockrel	Collins Cockrel & Cole PC	390 Union Blvd Ste 400	Lakewood	CO	80228
Sierra Ridge Metro District 1	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Sierra Ridge Metro District 2	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Pinery Commercial Metro District 1	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Pinery Commercial Metro District 2	Blair M Dickhoner	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Horseshoe Ridge Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 2	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Horseshoe Ridge Metro District 3	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Jordan Crossing Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Regency Metro District	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Lincoln Meadows Metro District Debt Service	Carol Leo		9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Robinson Ranch Metro District	Jim Ruthven	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Canyons Metro District 5	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 6	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 7	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 8	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 9	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

Canyons Metro District 10	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 11	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Homestead Metro District	Ann Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Carousel Farms Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Salisbury Heights Metro District	Kim Herman	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Stone Creek Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Overlook Metro District	Paula J Williams	McGeady Becher PC	450 E 17th Ave Ste 400	Denver	CO	80203
Trails at Crowfoot Metro District 1	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Kristin B Tompkins	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Hess Ranch Metro District 4	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 5	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 6	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 7	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Hess Ranch Metro District 8	Thomas N George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Cielo Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Reata Ridge Village Metro District 1	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Reata Ridge Village Metro District 2	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 2 Debt Service	Kristen D Bear	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Meridian Village Metro District 1 Debt Service	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meadowlark Metro District	Lisa A Johnson	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228
Rampart Range Metro District 1 Debt Service	Denise Denslow	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canyons Metro District 4	Clint C Waldron	White, Bear, Ankele, Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Crowfoot Valley Ranch Metro District 2	Ann E Finn	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Southeast Public Improv Metro District	Patrick Mulhern	Mulhern MRE Inc	188 Inverness Dr W Ste 150	Englewood	CO	80112
Meridian Village Metro District 1	Eric Hecox		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 3	Douglas C Scott		6380 S Fiddlers Green Cir Ste 400	Greenwood Village	CO	80111
Meridian Village Metro District 4	Matthew R Dalton	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
NORTH PARKER INVESTMENTS LLC			7339 E EVANS RD STE 201	SCOTTSDALE	AZ	852603190
DLG			1313 Sherman St., Room 521	Denver	CO	80203
Canterberry Crossing Metro District	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Kim Herman		8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Parker Automotive Metro District	Jennifer Gruber Tanaka		2154 E Commons Ave Ste 2000	Centennial	CO	80122
Lincoln Creek Metro District	Matthew R Dalton		1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Angela Elliott		191 University Blvd #358	Denver	CO	80206

ORDINANCE NO. 9.316, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11

THIS AGREEMENT (the “Agreement”) is made and entered into as of this 18th day of May, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Amended and Restated Service Plan approved by the Town on May 18, 2020 (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Amended and Restated Stroh/Hess Annexation Agreement (Northern Property) on May 5, 2014, and recorded at Reception No. 20150011482 of the Douglas County Clerk and Recorder’s Office (the “DDCRO”), which agreement was amended on November 26, 2014, recorded at Reception No. 2015004838, and again on September 21, 2015, recorded at Reception No. 2015089147 (as amended, the “Annexation Agreement”) with North Parker Investments, LLC (the Owner”), which provides in part for certain public improvements that are necessary and desirable for the development contemplated by the Annexation Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Annexation Agreement, and as more particularly set forth on Exhibit A (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Annexation Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the Owner is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted, or will conduct, an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable, in whole or in part, from the Infrastructure Capital Mill Levy; and

WHEREAS, the parties to this Agreement acknowledge the need for the Regional Infrastructure in order to accomplish the comprehensive development of the property located within the District's service area (the "Property"); and

WHEREAS, the parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (the "Town Infrastructure"); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the "Town Capital and Maintenance Mill Levy"), and the District has conducted, or will conduct, an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy; and

WHEREAS, the parties further acknowledge that the District will have certain ongoing administrative and operating obligations, as well as regional maintenance obligations with regard to the Regional Infrastructure, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of up to 10 mills (the "Operation and Maintenance Mill Levy") for such purposes; and

WHEREAS, the Town has approved the final plat for the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement ("Agreement") in order to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District; and

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of up to 10 mills which shall be retained and used by the District for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District beginning the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained, or will obtain, all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy that are due to the Town no later than 30 days after receipt of the same, and the Town shall deposit and maintain any revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Cherry Creek South Metropolitan District Nos. 4-11 Fund"). The monies in the Cherry Creek Metropolitan District Nos. 4-11 Fund shall be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure or the Town Infrastructure, as applicable, as further detailed in this Agreement and the Exhibits attached hereto. On June 30 and December 31 of each year, the Town shall provide to the District an accounting of revenues received from the District attributable to the Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to own, operate or maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District, together with Cherry Creek South Metropolitan District Nos. 7, 8 and 9, shall not issue Debt in excess of \$166,518,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. Such limitation shall not apply to the District's pledge of its property tax or specific ownership tax revenues derived from its mill levies to one of the other Districts (as defined in the Service Plan).

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts, as defined in the Service Plan. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan. The District shall be not be required to file an annual report if the District has declared inactive status pursuant to Section 32-1-104, C.R.S. The District may file a consolidated Annual Report with one or more of the other Districts.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	WHITE BEAR ANKELE TANAKA & WALDRON
	Attn: Kristin B. Tompkins, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: Ktompkins@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Kristin Schledorn, Deputy Town Attorney
 cc: Mary Lou Brown, Finance Director
 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto. The pledge by the District of its revenues to one of the other Districts shall not be deemed an assignment hereunder.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement shall be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement (including all exhibits) merges and supersedes all prior negotiations, representations, and agreements, including the Original IGA, between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof.

19. Cooperation with Cherry Creek South Metropolitan District Nos. 7, 8, and 9. Pursuant to the Service Plan, the Town acknowledges and agrees that the District may cooperate with Cherry Creek South Metropolitan District Nos. 7, 8, and 9 for the planning, design, financing, construction, acquisition, operation, or maintenance of the Public Improvements serving the Property, including the Regional Infrastructure, as may be set forth in an intergovernmental agreement among the Districts.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin Schledorn, Deputy Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 11**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By:

Kurt Wolter, President
Cherry Creek South Metropolitan District
No. 11

ATTEST:

_____, Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

The District shall be required to impose the Infrastructure Capital Mill Levy for as long as the District is in existence. The District shall be authorized to impose the Infrastructure Capital Mill Levy and retain the revenues therefrom for the planning, design, financing, acquisition, or construction of all or a portion of the Regional Infrastructure. The District shall provide the Town notice of any obligation repayable in whole or in part from the Infrastructure Capital Mill Levy no later than 30 days following issuance of such obligation, or for any obligation that pre-dates the date of this Agreement, no later than 30 days following approval of this Agreement.

The District shall be permitted to retain revenues from the Infrastructure Capital Mill Levy received by the District to the extent needed to pay debt service on such obligation in the then-current calendar year. The Town agrees that for economic efficiency in financing the Regional Infrastructure, the District may pledge the Infrastructure Capital Mill Levy along with the District's debt service mill levy for the purposes of financing bonds, notes or other obligations, provided that the proceeds generated from the pledge of the Infrastructure Capital Mill Levy are used only to pay the costs of the Regional Infrastructure. Any revenues from the Infrastructure Capital Mill Levy that are not needed to pay debt service on such obligation in the then-current calendar year shall be remitted to the Town within 30 days of receipt by the District of such revenues.

So long as no obligation of the District is outstanding whereby the revenues derived from the Infrastructure Capital Mill Levy are pledged to the repayment of such obligations, in the event the Town determines that the costs related to the Regional Infrastructure are less than the revenues generated from the Infrastructure Capital Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Infrastructure Capital Mill Levy as provided in such notice from the Town. Any reduction of either the Infrastructure Capital Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

Until and unless the District has issued an obligation repayable, in whole or in part, from the Infrastructure Capital Mill Levy, any revenues from the Infrastructure Capital Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues. Upon maturity of any District obligation repayable in part or in whole from revenues generated by the Infrastructure Capital Mill Levy, such revenues shall be remitted to the Town within 30 days of their receipt by the District.

The Town agrees that the revenues received by the Town from the District from the Infrastructure Capital Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

The District is authorized to utilize the revenues from the Infrastructure Capital Mill Levy for the planning, design, financing, acquisition, or construction of the following Regional Infrastructure:

- Regional Stormwater, drainage improvements associated with Oak Gulch and regional drainage ways
- Regional Open Space, Parks and Trails as expressly identified in Paragraphs 6, 7, and 8 of the Annexation Agreement
- Construction and maintenance of the following roadways, including associated landscape improvements and traffic signals:
 - o Hess Road
 - o Stroh Road
 - o Chambers Road
 - o Great Plains Way
 - o Jordan Road
 - o Tammy Lane
 - o Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - o The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - o Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - o Red Elder Street, between Annexation Agreement Planning Areas 47 and 48 from Stroh Road to its terminus at the edge of Cherry Creek South Metropolitan District No. 5

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

The District shall be required to impose the Town Capital and Maintenance Mill Levy for as long as the District is in existence. Any revenues from the Town Capital and Maintenance Mill Levy received by the District shall be remitted to the Town within 30 days of receipt by the District of such revenues.

The Town agrees that the revenues received from the Town Capital and Maintenance Mill Levy shall only be used for costs associated with the impacts to the Town of the development within the District pursuant to the terms of this Agreement.

In the event the Town determines that the costs related to the Town Infrastructure are less than the revenues generated from the Town Capital and Maintenance Mill Levy, the Town may provide notice to the District no later than October 1 that the District may reduce the Town Capital and Maintenance Mill Levy as provided in such notice from the Town. Any reduction of the Town Capital and Maintenance Mill Levy as a result of such notice from the Town shall not constitute a modification of this Agreement or a material modification of the Service Plan.

The Town is authorized to utilize the revenues from the Town Capital and Maintenance Mill Levy for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure:

- The Park Tract and all associated improvements to Planning Area 43
- All roadways, storm sewer and associated items constructed within Town right-of-way
- Regional roadways serving the District
- All storm sewer, detention ponds, stream improvements and other Stormwater conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility.
- Widening of Chambers Road to a full arterial roadway section through the District boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The parties agree the Town may modify the list of Town Infrastructure provided in this Exhibit B without amending this Agreement upon advance written notice to the District. The District shall have 30 days to object to such modification. In the event the District fails to object within 30 days of receipt of such notice, the Town may proceed to utilize the revenues from the Town Capital and Maintenance Mill Levy as set forth in such written notice which notice shall become a part of this Agreement by Addendum.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, Annexation Agreement and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain the Public Improvements not otherwise required to be dedicated to the Town or other public entity. If the Public Improvements are owned by an entity other than the District, the Town or other public entity, such entity shall be responsible for the operation and maintenance unless the District agrees to provide for the operation and maintenance of the Public Improvements pursuant to an agreement with such entity.

The District is authorized to impose up to 10 mills for District administrative and operating expenses as well as maintenance of Regional Infrastructure as set forth below. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion but in a manner that will enable the District to perform its administrative and operating obligations and its maintenance obligations in connection with the Regional Infrastructure in a timely and adequate manner.

- Drainage Improvements (including detention and storm improvements)
- Street Improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements)
- Traffic and Safety Controls
- Open Space and Trails
- Landscaping
- Parks and Recreation Improvements and Facilities, including club houses, recreation centers, and swimming pools
- Retaining Walls
- Irrigation Systems
- Streetscape associated with the improvement of Chambers Road

MEMORANDUM

To: Town Council
From: Kristin Schledorn, Deputy Town Attorney
Date: May 4, 2020 (updated June 4, 2020)
Re: Amended and Restated Service Plans for Cherry Creek South Metropolitan District Nos. 4-11

The following sets forth an analysis on the proposed Amended and Restated Service Plans (“Service Plans”) for Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”) which are set for a public hearing before the Town Council on May 18, 2020. This report summarizes key information about the Districts and the Service Plans.

Cherry Creek South Metropolitan District Nos. 4-11

Developer: Anthology West Acquisition

Attorney: White Bear Ankele Tanaka & Waldron (Kristin Bowers Tompkins and Megan Murphy)

Finance: D.A. Davidson & Co.

Accounting: CliftonLarsonAllen

Engineer: Redland

Bond Counsel: Ballard Spahr (Kim Reed)

Location: Between Hess Road and Stroh Road, on either side of Chambers Road

Area/Land Use: Area: approximately 1056 acres, broken down as follows:

District No. 4	203 Acres
District No. 5	187 Acres
District No. 6	125 Acres
District No. 7	43 Acres
District No. 8	236 Acres
District No. 9	182 Acres
District No. 10	67 Acres
District No. 11	13 Acres

Land Use:

District Nos. 4-6 (residential)
District Nos. 7-9 and 11 (residential and mixed use)
District No. 10 (commercial)

Build Out Schedule: Per Financial Plan, build out anticipated to occur:

2027 for District Nos. 4-6
2029 for District Nos. 7-9 and 11
2026 for District No. 10

Projected Assessed: Projected total assessed valuation (AV) for all development at completion of project build out, anticipated for completion year noted above (per Financial Plan, with 2-year lag for AV realization):

\$59,511,635 for District Nos. 4-6
\$63,476,558 for District Nos. 7-9 and 11
\$15,694,678 for District No. 10

Powers: To provide the Public Improvements, including street improvements; traffic and safety improvements; open space and trails; landscaping; parks and recreation improvements and facilities; retaining walls; irrigation and streetscape improvements; and drainage, detention and storm sewer improvements.

Improvement Costs: \$250,034,573, consisting of roadway, drainage, utility, grading and erosion control; landscaping, irrigation, open space, parks, trails, medians and streetscape; and local and regional improvements including the Hess Road Reimbursement, Canyons Trunk Sewer Reimbursement and outfall systems planning study update. Regional and local improvements are broken down as follows:

District Nos. 4-6: \$142,873,224
District Nos. 7-9 and 11: \$102,162,627
District No. 10: \$4,998,722

Debt Issuance: The Financial Plan anticipates an issuance of bonds, as follows:

District Nos. 4-6 in 2022 in the amount of \$136,275,000
District Nos. 7-9 and 11 in 2023 in the amount of \$133,215,000
District No. 10 in 2024 in the amount of \$94,975,000

All Debt must meet statutory requirements.

Debt Limit: \$170,343,750, combined for Districts 4-6
 \$166,518,750, combined for Districts 7-9 and 11
 \$10,000,000, for District 10

Mill Levy: 77 mills total, comprised of up to 55 mills for debt service (Maximum Debt Mill Levy), subject to a Mill Levy Adjustment; up to 10 mills for operations and maintenance (Operations and Maintenance Mill Levy); 5 mills for regional infrastructure (Infrastructure Capital Mill Levy), subject to a Mill Levy Adjustment; and 5 mills to be remitted to the Town (Town Capital and Maintenance Mill Levy), subject to a Mill Levy Adjustment, to be used for specified projects, including the park tract and associated improvements in Planning Area 43; all roadways and storm sewer constructed in Town ROW; regional roadways serving the Districts; storm sewer, detention ponds, stream improvements, and storm water conveyance infrastructure located on Town, HOA or District-owned property that is eligible for maintenance through the Town's Stormwater Utility; and the widening of Chambers Road through the District boundaries.

Comments:

1. The proposed Service Plans and intergovernmental agreements generally conform to the Town's Model Service Plan and IGA.
2. The Cherry Creek South Metropolitan District Nos. 2-11 were organized in 2004.
3. The proposed Service Plans identify a Mill Levy Adjustment, which allows the mill levies to be adjusted (Gallagherized) using 2019 as the base year.



Request for Town Council Action

Date: June 15, 2020
Submitted By: Kristin Hoffmann, Deputy Town Attorney
Reviewed By: Michelle Kivela, Town Administrator
Title: **MEADOWLARK METROPOLITAN DISTRICT**

Department: **Town Attorney Kristin Schledorn**

EXECUTIVE SUMMARY

The resolution approves the amended and restated service plan for Meadowlark Metropolitan District, and the ordinance approves the amended and restated intergovernmental agreement with Meadowlark Metropolitan District.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town Council approved the Service Plan for the Meadowlark Metropolitan District in 2018. The District is seeking to amend and restate its service plan to conform to the Town's updated special district policy and model service plan. As part of that process, the District is also seeking to amend and restate its intergovernmental agreement with the Town. An analysis of the service plan and intergovernmental agreement are attached.

FINANCIAL IMPACT

The District will levy and remit to the Town five mills to be used for the construction and maintenance of infrastructure in connection with the impacts of development in the District.

The District is responsible for providing funding for construction of certain regional infrastructure including design and construction of one-half of a portion of Crowfoot Valley Road; payment for 100% of the costs to design and construct a required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway; and payment to the Town of \$1,786,000 to construct certain improvements to Lemon Gulch.

STRATEGIC GOAL(S)



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**ENHANCE ECONOMIC
VITALITY**

ATTACHMENTS

1. Summary Memo 05282020
2. Resolution No. 20-032
3. Ordinance No. 9.317

RECOMMENDED MOTION

I move to approve Resolution No. 20-032.

I move to approved Ordinance No. 9.317 on second reading.

MEMORANDUM

To: Town Council
From: Kristin Hoffmann, Deputy Town Attorney
Date: May 28, 2020
Re: Amended and Restated Service Plan and Intergovernmental Agreement for Meadowlark Metropolitan District

The following sets forth an analysis on the proposed Amended and Restated Service Plan (“Service Plan”) for Meadowlark Metropolitan District (the “District”), which is set for a public hearing before the Town Council on June 15, 2020. This report summarizes key information about the District and the Service Plan.

Meadowlark Metropolitan District

Developer: Meritage Homes of Colorado, Inc.

Attorney: McGeady Becher (Paula Williams)

Finance: D.A. Davidson & Co.

Accounting: Simmons and Wheeler

Engineer: Ware Malcomb

Bond Counsel: Sherman & Howard

Location: East of N. Crowfoot Valley Road, South of Stroh Road

Area/Land Use: Area: approximately 91 acres
Land Use: 267 residential units

Build Out Schedule: Per Financial Plan, build out anticipated to occur by 2022

Projected Assessed: Projected total assessed valuation (AV) for all development at completion of project build out, anticipated for completion year noted above (per Financial Plan, with 2-year lag for AV realization): \$7,098,133

Powers: To provide the Public Improvements, including street improvements; traffic and safety improvements; landscaping; and other public improvements authorized as part of an approved development plan

Improvement Costs: \$15,503,800, including, but not limited to, roadway and landscaping improvements and improvements to Lemon Gulch

Debt Issuance: The Financial Plan anticipates an issuance of bonds, as follows:
\$21,455,000 in 2020

All Debt must meet statutory requirements.

Debt Limit: \$26,818,750

Mill Levy: 72 mills total, comprised of up to 57 mills for debt service (Maximum Debt Mill Levy), subject to a Mill Levy Adjustment; up to 5 mills for operations and maintenance (Operations and Maintenance Mill Levy); 5 mills for regional infrastructure (Infrastructure Capital Mill Levy), subject to a Mill Levy Adjustment; and 5 mills to be remitted to the Town (Town Capital and Maintenance Mill Levy), subject to a Mill Levy Adjustment, to be used for Town-owned facilities and infrastructure within the Service Area, including utility as pledged revenue on obligations issued for such purposes.

Comments:

1. The proposed Service Plan and intergovernmental agreement generally conform to the Town's Model Service Plan and IGA.
2. The Meadowlark Metropolitan District was organized in 2018.
3. The proposed Service Plan identifies a Mill Levy Adjustment, which allows the mill levies to be adjusted (Gallagherized) using 2019 as the base year.

RESOLUTION NO. 20-032, Series of 2020

TITLE: A RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR MEADOWLARK METROPOLITAN DISTRICT

WHEREAS, the Town Council of the Town of Parker (the “Town”) on September 4, 2018, approved the Service Plan for the organization of Meadowlark Metropolitan District (the “District”); and

WHEREAS, the District has filed an Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town of Parker; and

WHEREAS, the Town, pursuant to C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”) and Chapter 10.11 of the Town of Parker Municipal Code (the “Code”), has the authority to approve service plans for metropolitan districts that are organized within the Town’s boundaries; and

WHEREAS, the Town Council has reviewed the Service Plan, the evidence and related exhibits, and has determined that the same meets the municipal approval criteria under the Special District Act and the Code, and therefore, has determined to adopt a resolution of approval of the Service Plan for the District; and

WHEREAS, a copy of the Service Plan is attached hereto as **Exhibit 1** and incorporated herein by reference; and

WHEREAS, notice of the public hearing before the Town Council for its consideration of the Service Plan was duly published in the *Denver Post* on May 22, 2020, in accordance with the Special District Act, as evidenced by the Affidavit of Publication attached hereto as **Exhibit 2** and incorporated herein by reference; and

WHEREAS, in accordance with the Special District Act, notice of the hearing before the Town Council was also duly mailed by first class mail on May 22, 2020, to all property owners within the boundaries of the District and to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the District’s boundaries, as evidenced by the Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities attached hereto as **Exhibit 3** and incorporated herein by reference; and

WHEREAS, the boundaries of the District are wholly contained within the boundaries of the Town; and

WHEREAS, pursuant to the provisions of the Special District Act and the Code, the Town Council held a public hearing on the Service Plan for the District on June 15, 2020; and

WHEREAS, the Town Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the hearing before the Town Council was open to the public; all interested parties were heard or had the opportunity to be heard; and all relevant testimony and evidence submitted to the Town Council was considered.

Section 2. The Town Council hereby determines that the requirements of the Special District Act and the Code, relating to the filing of the Service Plan for the District, and the requirements of C.R.S. § 32-1-204 relating to notice of the hearing by the Town Council, and the requirements of the Special District Act and the Code, relating to the approval by the Town Council, have been fulfilled.

Section 3. Upon consideration of the Service Plan for the District, and evidence at the public hearing on the Service Plan, the Town Council does find, determine and declare, as required by C.R.S. § 32-1-203 and the Code, as follows:

1. There continues to be sufficient existing and projected need for organized service in the area to be serviced by the District;
2. That the existing service in the area to be served by the District continues to be inadequate for present and projected needs;
3. That the District is capable of providing economical and sufficient service to the area within its boundaries;
4. That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. That adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing districts, within a reasonable time and on a comparable basis;
6. That the facility and service standards of the District are compatible with the facility and service standards of the Town;
7. That the Service Plan is in substantial compliance with the Town's master plan;
8. That the Service Plan is in substantial compliance with the county, regional or state long-range water quality management plan for the area;
9. That approval of the Service Plan for the District will be in the best interests of the area to be served;
10. That approval of the Service Plan for the District will be in the best interests of the residents or future residents of the area proposed to be served;

11. That the Service Plan is in substantial compliance with Sections 10.11.010, *et seq.*, of the Code; and

12. That the approval of the Service Plan for the District will not foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 4. The Town Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the Town and the District.

Section 5. The Town Council hereby approves the Service Plan for the District as submitted.

Section 6. A certified copy of this Resolution shall be filed in the records of the Town and the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Service Plan

**AMENDED AND RESTATED
SERVICE PLAN
FOR
MEADOWLARK METROPOLITAN DISTRICT
TOWN OF PARKER, COLORADO**

Prepared

by

McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203

_____, 2020

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Purpose and Intent.....	1
B.	Need for the District.....	1
C.	Objective of the Town Regarding District’s Service Plan.....	1
II.	DEFINITIONS.....	2
III.	BOUNDARIES.....	5
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.....	5
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	6
A.	Powers of the District and Service Plan Amendment.....	6
1.	Operations and Maintenance Limitation.....	6
2.	Fire Protection Limitation.....	6
3.	Television Relay and Translation; Mosquito Control, and Other Limitations.....	6
4.	Construction Standards Limitation.....	6
5.	Property Acquisition Limitation; Transfer Requirement.....	7
6.	Privately Placed Debt Limitation.....	7
7.	Inclusion and Exclusion Limitations.....	7
8.	Initial Debt Limitation.....	7
9.	Total Debt Issuance Limitation.....	7
10.	Monies from Other Governmental Sources.....	8
11.	Consolidation Limitation.....	8
12.	Bankruptcy Limitation.....	8
13.	Revenue Bond Limitation.....	8
14.	Service Plan Amendment Requirement.....	8
B.	Capital Plan.....	9
VI.	FINANCIAL PLAN.....	10
A.	General.....	10
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount.....	11
C.	Maximum Debt Mill Levy.....	11
D.	Maximum Debt Mill Levy Imposition Term.....	12
E.	Operation and Maintenance Mill Levy.....	12
F.	Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy.....	12
G.	Debt Repayment Sources.....	13
H.	Debt Instrument Disclosure Requirement.....	13
I.	Security for Debt.....	14
J.	TABOR Compliance.....	14
K.	Subdistricts.....	14
VII.	ANNUAL REPORT	14

A.	General.....	14
B.	Reporting of Significant Events.....	14
VIII.	DISSOLUTION	16
IX.	DISCLOSURE TO PURCHASERS.....	16
X.	INTERGOVERNMENTAL AGREEMENTS.....	16
XI.	NON-COMPLIANCE WITH SERVICE PLAN	17
XII.	CONCLUSION.....	17

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Parker Vicinity Map
EXHIBIT C-1	District Boundary Map
EXHIBIT C-2	Proof of Ownership and Consents for all Properties within District
EXHIBIT D	Capital Plan and Engineer's Opinion of Probable Cost
EXHIBIT E	Maps Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Purpose and Intent.

This Amended and Restated Service Plan for Meadowlark Metropolitan District (the “District”) fully amends and supersedes in its entirety the original service plan for the District which was approved by the Town on September 4, 2018 (the “Original Service Plan”). The amendments contained herein are being made to conform to the Town’s updated Special District Policy and form of Model Service Plan adopted by the Town in February, 2019. The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, Chapter 10.11 of the Town Code or the Intergovernmental Agreement. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan and the Intergovernmental Agreement.

B. Need for the District.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding District’s Service Plan.

The Town’s objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by limited taxes and Development Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy, for commercial and residential properties, and the District shall be authorized to finance the Public Improvements that can be funded from these sources of repayment. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy may also be pledged to the repayment of Debt, as set forth in the Intergovernmental Agreement. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary

purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. Ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the Intergovernmental Agreement.

It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy and that no property developed for a residential use bear an economic burden in the form of the Maximum Debt Mill Levy that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the District are not costs to be paid by the District. Costs of required Public Improvements that cannot be financed by the District are expected to be financed by the developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the Town (including, but not limited to, approval of a final plat, minor development plat or site plan by the Town planning commission or by the Town Council) for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Town Code.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B. which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Development Fee: means the one-time development or system development fee imposed by the District on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth in Section VI.E. of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District: means the Meadowlark Metropolitan District.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C-1**, describing the District's boundaries.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; (c) the estimated operating revenue derived from property taxes for the first budget year; (d) the total amount of Debt planned for at least the five-year period commencing with the formation of the District; (e) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of District formation; (f) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the District; (g) a detailed repayment plan covering the life of any financing, including the frequency and amounts to be collected from all sources; (h) the amount of any reserve fund and the expected level of annual Debt service coverage which will be maintained for any financing; (i) the total authorized Debt for the District; (j) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and (k) a list and written explanation of potential risks of the financing.

Inclusion Area Boundaries: Not Applicable.

Inclusion Area Boundary Map: Not Applicable.

Infrastructure Capital Mill Levy: means 5 mills that shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Infrastructure Capital Mill Levy shall be determined in the Intergovernmental Agreement. The Infrastructure Capital Mill Levy shall be imposed by the District the first year the District certifies the Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment.

Intergovernmental Agreement: means the intergovernmental agreement required by Town Code Section 10.11.140(a), and attached hereto as **Exhibit G**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below. The Maximum Debt Mill Levy shall be subject to the Mill Levy Adjustment.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy to which the Mill Levy Adjustment applies may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the maximum number of mills the District may levy, as set forth in the Intergovernmental Agreement (up to 10 mills for developments of 400 or more units and up to 5 mills for developments of fewer than 400 units), to pay for the costs of ongoing administrative, accounting and legal services to the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

Project: means the development or property commonly referred to as Meadowlark.

Proof of Ownership: means a current title commitment showing ownership and all encumbrances on all properties within the Initial District Boundaries, or other documentation acceptable to the Town Attorney.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Service Area: means the property within the Initial District Boundary Map and the Inclusion Area Boundary Map.

Service Plan: means this service plan for the District approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with Chapter 10.11 of the Town Code and the applicable state law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Parker, Colorado.

Town Capital and Maintenance Mill Levy: means 5 mills that shall be levied by the District and remitted to the Town and used for the construction and maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District. The utilization of the Town Capital and Maintenance Mill Levy shall be determined in the Intergovernmental Agreement. The Town Capital Maintenance Mill Levy shall be imposed by the District the first year the District is able to certify a mill levy and shall be subject to the Mill Levy Adjustment.

Town Code: means the Town of Parker Municipal Code, as may be amended and in effect from time to time.

Town Council: means the Town Council of the Town of Parker, Colorado.

III. BOUNDARIES

The area of the District Boundaries includes approximately 90.87 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C-1**. Proof of Ownership and consents of the owners to organization of the District for all properties within the District Boundaries is attached hereto as **Exhibit C-2**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the District's Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 90.87 acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The residential population of the District at build-out is estimated to be approximately 667 persons based on 267 residential units with 2.5 residents per dwelling unit.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of the development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective

successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan, other rules and regulations of the Town, and applicable provisions of the Town Code, all as directed by the Town. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in the Intergovernmental Agreement.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation; Mosquito Control, and Other Limitations. Unless such facilities and services are provided pursuant to Intergovernmental Agreement, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the Town’s approval of civil engineering

plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of dominant eminent domain against the Town without the prior written consent of the Town. The District shall at no expense to the Town transfer to the Town all rights-of-way, fee interests and easements that the Town determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved Development Plan and to the extent such interests have not been acquired by the Town through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

8. Initial Debt Limitation. On or before the effective date of approval of an Approved Development Plan, the District shall not: (a) issue any Debt; nor (b) impose the Maximum Debt Mill Levy; nor (c) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (d) impose or collect any fees or revenues from any other source for the purpose of repayment of Debt.

9. Total Debt Issuance Limitation. The District shall not issue Debt in excess of \$26,818,750 total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt. The foregoing figure is the product of: (a) the bonding capacity of the District, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii)

inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by the District of 57 mills for the Maximum Debt Mill Levy, 5 mills for the Infrastructure Capital Mill Levy, and 5 mills for the Town Capital and Maintenance Mill Levy; and (b) 125%.

10. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply for, except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

11. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town.

12. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

13. Revenue Bond Limitation. The District shall not issue revenue bonds, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit all relevant details of such issuance to the Town Council, which may elect to treat the issuance of the revenue bonds as a material modification of the Service Plan. If the Town Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds.

14. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the

District to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, Chapter 10.11 of the Town Code, or the Intergovernmental Agreement. As such, any action of the District which: (1) violates the limitations set forth in Sections V.A.1-14 above; (2) violates the limitations set forth in Section VI.B-H; (3) constitutes a material modification under Town Code Section 10.11.060; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Town Council, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements within the boundaries of the District and, to the extent necessary to improve adjacent streets and connect Public Improvements to existing infrastructure, without the boundaries of the District, all to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the District; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps Depicting Public Improvements are attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, or financed by the District is approximately \$15,503,800. Costs of required Public Improvements that cannot be financed by the District within the parameters of this Service Plan and the financial capability of the District are expected to be financed by the developer of the Project.

The District shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the District will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state and federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property within the District. The District will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project developer and grants. The District is also authorized to assess and collect a Development Fee as set forth in Section VI.E, below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total Debt that the District shall be permitted to issue shall not exceed \$26,818,750 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$26,818,750 that the District shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson and Co. ("D.A. Davidson"), attached hereto as **Exhibit F**. D.A. Davidson shall attach a certification to the Financial Plan, certifying that based upon the assumptions contained therein and their professional opinion, the District is expected to retire all Debt referenced in the Financial Plan within the restrictions set forth in the Service Plan, including but not limited to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows:

1. For the portion of any aggregate District Debt which exceeds 50% of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty-seven (57) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below, subject to the Mill Levy Adjustment. As of the date of this Service Plan, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of 57.399 mills. Except for permitted Mill Levy Adjustments, the District’s mill levy shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy above the Maximum Debt Mill Levy for the purpose of offsetting any constitutionally or legislatively mandated credit, cut, abatement or change in the method of calculating assessed valuation, the District shall first submit all relevant details of such proposed adjustment to the Town Administrator, who may approve such proposed adjustment in writing or refer the proposal to the Town Council, which may elect to treat the proposed mill levy adjustment as a material modification of the Service Plan. If the Town Council determines that such adjustment constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. The District shall obtain written approval of the Town Administrator or of a Service Plan amendment prior to any such mill levy adjustment.

2. For the portion of any aggregate District Debt which is equal to or less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term.

The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. et seq.

E. Operation and Maintenance Mill Levy.

The District shall be permitted to levy up to 5 mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services to the District, and, if applicable, the costs of maintaining certain regional Public Improvements, as the same are identified in the Intergovernmental Agreement.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds. The first year's operating budget is estimated to be \$50,000 which is anticipated to be derived from property taxes and other revenues, including developer advances. The District shall maintain, from revenues derived from the Operation and Maintenance Mill Levy and other legally available revenues authorized under this Service Plan, sufficient funds to pay such District operating costs.

F. Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy.

The District shall levy the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy the first year the District certifies the Maximum Debt Mill Levy and the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall both be subject to the Mill Levy Adjustment.

The Infrastructure Capital Mill Levy shall be levied by the District and either retained by the District or remitted to the Town (or a combination thereof) and used for the planning, design and construction of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, as set forth in the Intergovernmental Agreement. Likewise, the Town Capital and Maintenance Mill Levy shall be levied by the District and remitted to the Town and used for capital costs or for the maintenance of infrastructure that the Town determines is necessary or desirable in connection with the impacts of development in the District, also as set forth in the Intergovernmental Agreement.

The requirement that the District impose the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall exist for the duration of the life of the District.

G. Debt Repayment Sources.

The District may impose the Maximum Debt Mill Levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or, for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

Subject to the terms of the Intergovernmental Agreement, the District may also utilize the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy for the repayment of debt service.

The District may also collect a Development Fee, as allowed and limited by Colorado law, provided that such Development Fee does not exceed the following limits:

1. For each single-family detached residential unit, the Development Fee shall not exceed Two Thousand Dollars (\$2,000).

2. For each single-family attached or multi-family residential unit, the Development Fee shall not exceed One Thousand Five Hundred Dollars (\$1,500).

3. For a structure other than a single-family or multi-family residential structure, the Development Fee shall not exceed Twenty-Five Cents (\$0.25) per square foot of the structure.

The Development Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2019. In addition, should the Town's Model Service Plan be amended to allow for an increase in such Development Fees, such increase in Development Fees shall apply to the District. The Development Fee shall be collected prior to issuance of a certificate of occupancy. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

H. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may by written notice to the District require modifications to the form of disclosures statement.

I. Security for Debt.

The District shall not pledge any revenue, property or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

J. TABOR Compliance.

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

K. Subdistricts.

The District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on debt and other provisions of the Service Plan. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General. In accordance with Town Code Section 10.11.040, the District shall file an annual report with the Town Clerk not later than September 1st of each calendar year following the year in which the Order and Decree creating the District has been issued by the District Court for and in Douglas County, Colorado, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year"). The Town Council reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request annual reports from the District beyond five (5) years after the District's organization.

B. Reporting of Significant Events.

The annual report shall include the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of the residential and commercial development in the District for the report year;
7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;
8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council;
9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board; and
10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.
11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the District Court for and in Douglas County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Town wants residential buyers to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, if applicable, as well as the Operation and Maintenance Mill Levy, the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property within the District prior to the District's certification of the formation of the District to the Colorado Division of Local Government as required by Section 32-1-306, C.R.S.

There is attached hereto as Exhibit **G** the Project Developer's Indemnification Letter, which is submitted to the Town by the Developer as part of this Service Plan. There is also attached hereto as Exhibit **G** the form of a District Indemnification Letter. The District shall approve and execute the Indemnification Letter at its first Board meeting after its organizational election, in the same form as the Indemnification Letter set forth in Exhibit **G** and shall promptly deliver an executed original to the Town.

X. INTERGOVERNMENTAL AGREEMENTS

The form of the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit H**. The District shall approve and execute the Intergovernmental Agreement at its first Board meeting after its organizational election, in the same form as the Intergovernmental Agreement approved by Town Council, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The Town Council may approve the Intergovernmental Agreement at the public hearing approving the Service Plan.

Other than the Intergovernmental Agreement referenced in this Section, no intergovernmental agreements between the Districts and any other government are anticipated. Any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review by the Town prior to its execution by the District. Such Town review shall be with reference to whether the intergovernmental agreement is in compliance with this

Service Plan, the Intergovernmental Agreement, and the terms of the Approved Development Plan or other instrument related to the Public Improvements. The Town will notify the Districts within twenty (20) calendar days whether the intergovernmental agreement constitutes a material modification of the Service Plan necessitating an amendment in accordance with Section 32-1-207(2)(a), C.R.S.

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in Section 10.11.220 of the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Section 10.11.180 of the Town Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town;
7. The proposal is in substantial compliance the Town's Master Plan;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area;
9. The creation of the District is in the best interests of the area proposed to be served;

10. The creation of the District is in the best interests of the residents and future residents of the area proposed to be served;

11. The proposal is in substantial compliance with Chapter 10.11 of the Town Code; and

12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

EXHIBIT A

Legal Descriptions

Meadowlark Metropolitan District Boundaries

A tract of land situated in the Northwest $\frac{1}{4}$ of Section 3, and in the East $\frac{1}{2}$ of Section 4, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of said Section 3 and considering the North line of said Northwest $\frac{1}{4}$ to bear 89 degrees 52 minutes 31 seconds East with all bearings contained herein relative thereto;

Thence North 89 degrees 52 minutes 31 seconds East along said North line a distance of 1740.60 feet;

Thence South 00 degrees 07 minutes 29 seconds East a distance of 34.37 feet;

Thence South 23 degrees 12 minutes 25 seconds West a distance of 1054.94 feet;

Thence South 31 degrees 26 minutes 50 seconds East a distance of 550.78 feet to the Southeast corner of the Tap properties Parcel (Book 982 at Page 524) and to the True Point of Beginning;

Thence South 31 degrees 26 minutes 50 seconds East a distance of 259.41 feet;

Thence South 24 degrees 40 minutes 14 seconds East a distance of 846.84 feet;

Thence South 07 degrees 07 minutes 00 seconds East a distance of 134.18 feet to the South line of said Northwest $\frac{1}{4}$;

Thence South 89 degrees 51 minutes 10 seconds West along said South line a distance of 2118.05 feet to the East $\frac{1}{4}$ corner of said Section 4;

Thence South 00 degrees 04 minutes 26 seconds East along the East line of the Southeast $\frac{1}{4}$ of said Section 4 a distance of 619.79 feet to the Northeast corner of Richlawn Hills according to the Plat filed on January 12, 1971 per Reception No. 140291

Thence along the Northern boundary of Richlawn Hills for the next 12 courses:

1. Thence South 89 degrees 55 minutes 34 seconds West a distance of 710.00 feet;
2. Thence South 00 degrees 04 minutes 26 seconds East a distance of 491.54 feet;
3. Thence Southwesterly along the arc of curve to the right a distance of 238.13 feet, said curve has a radius of 470.00 feet and a central angle of 29 degrees 01 minutes 48 seconds to a point of tangent;
4. Thence South 75 degrees 12 minutes 17 seconds West along said tangent a distance of 107.39 feet to a point of curve;
5. Thence Westerly along the arc of a curve to the right a distance of 263.65 feet, said curve has a radius of 270.00 feet and a central angle of 55 degrees 58 minutes 50 seconds to a point of tangent;
6. Thence North 48 degrees 50 minutes 53 seconds West along said tangent a distance of 52.07 feet to a point of curve;
7. Thence Westerly along the arc of a curve to the left a distance of 127.30 feet, said curve has a radius of 240.00 feet and a central angle of 30 degrees 23 minutes 23 seconds to a point of tangent;
8. Thence North 79 degrees 14 minutes 16 seconds West along said tangent a distance of 509.97 feet to a point of curve;

9. Thence Westerly along the arc of a curve to the left a distance of 59.84 feet, said curve has a radius of 290.00 feet and a central angle of 11 degrees 49 minutes 21 seconds to a point of tangent;
10. Thence South 88 degrees 56 minutes 23 seconds West along said tangent a distance of 151.71 feet to a point of curve;
11. Thence Westerly along the arc of a curve to the right a distance of 273.32 feet, said curve has a radius of 460.00 feet and a central angle of 34 degrees 02 minutes 35 seconds to a point of tangent;
12. Thence North 57 degrees 01 minutes 62 seconds West along said tangent a distance of 76.93 feet to the East right of way line of the County Road;

Thence North 32 degrees 58 minutes 58 seconds East along said East right of way line a distance of 1116.38 feet;

Thence North 25 degrees 06 minutes 42 seconds East along said East right of way line a distance of 780.91 feet to a point of curve;

Thence Northeasterly along said East right of way line along the arc of a curve to the right a distance of 56.88 feet, said curve has a radius of 925.25 feet and a central angle of 03 degrees 31 minutes 21 seconds to the most Westerly corner of the Wilson Parcel (Book 819 at Page 717);

Thence South 50 degrees 36 minutes 41 seconds East a distance of 504.57 feet to the most Southerly corner of said Wilson Parcel;

Thence North 39 degrees 23 minutes 19 seconds East a distance of 345.29 feet to the most Easterly corner of said Wilson Parcel;

Thence North 50 degrees 36 minutes 41 seconds West along the Northeasterly line of said Wilson Parcel a distance of 87.46 feet to the most Southerly corner of the Coyle Parcel (Book 638 at Page 869);

Thence North 73 degrees 12 minutes 48 seconds East along the South line of the Coyle Parcel a distance of 913.61 feet;

Thence North 83 degrees 28 minutes 25 seconds East along the South line of the Coyle Parcel a distance of 460.79 feet to the Southeast corner of the Coyle Parcel, being the Southwest corner of the Tap properties Parcel;

Thence North 89 degrees 28 minutes 28 seconds East along the South line of the Tap Properties Parcel a distance of 1226.29 feet to the Point of Beginning.

Excepting therefrom those portions conveyed in Deed recorded October 20, 1999 in Book 1768 at Page 1098.

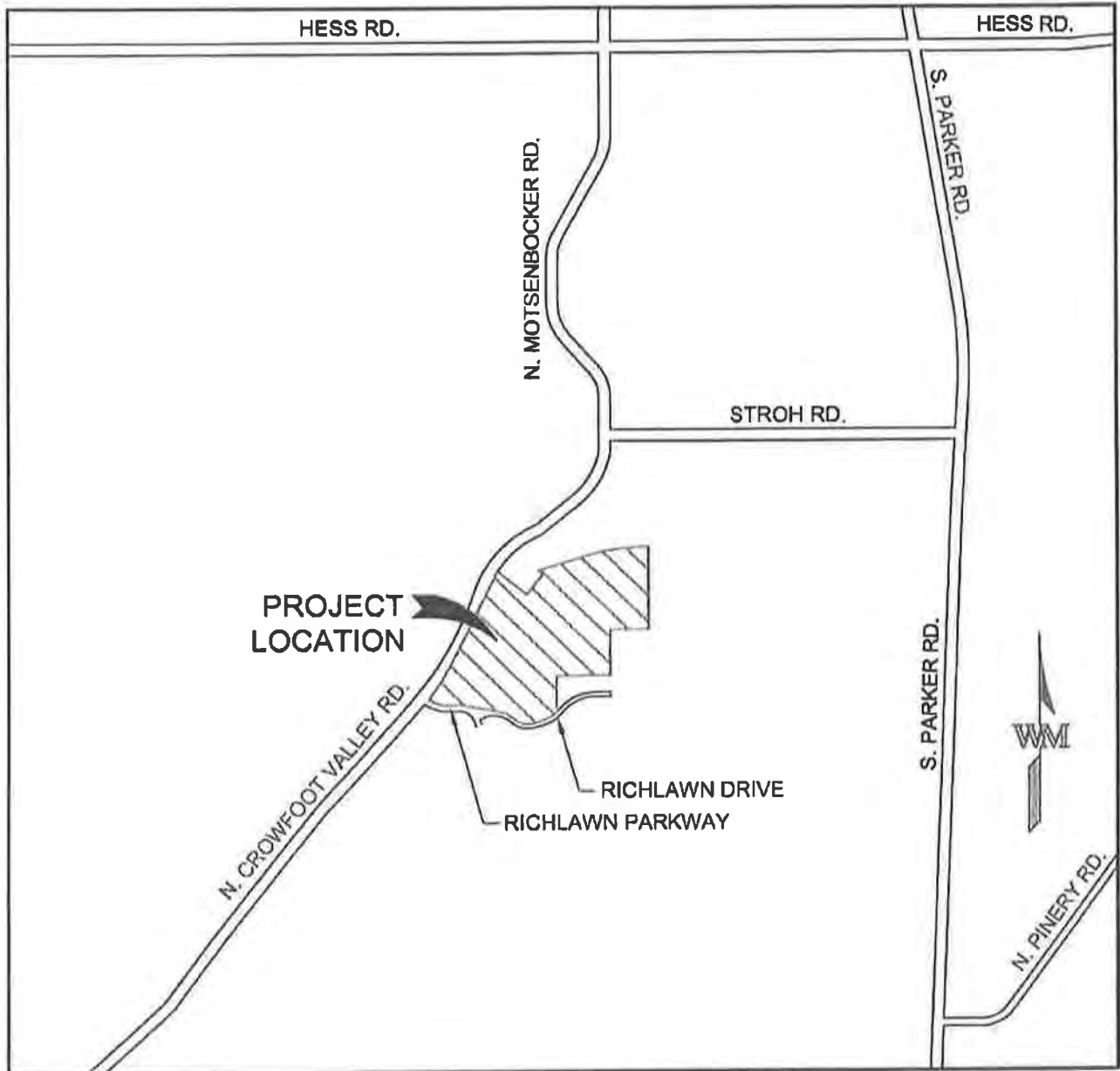
And excepting therefrom that portion taken in Rule and Order recorded September 26, 2003 at Reception No. 2003143247.

County of Douglas, State of Colorado

Said parcel contains 3,957,760 square feet, or 90.86 acres, more or less, after subtraction of the exceptions.

EXHIBIT B

Parker Vicinity Map



VICINITY MAP

SCALE 1"=2000'

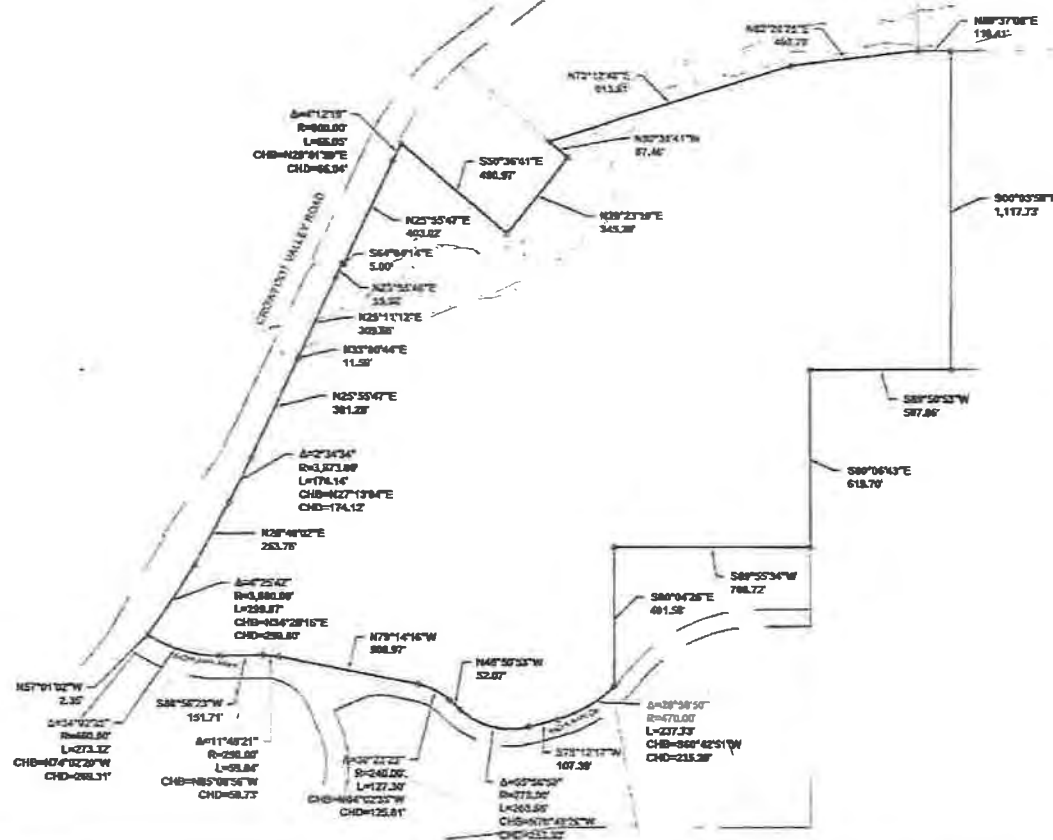
EXHIBIT C-1

District Boundary Map

DISTRICT BOUNDARY MAP

LOCATED IN PORTIONS OF SECTION 3 & 4,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 1



0 200 400
SCALE: 1" = 400'
ORIGINAL GRAPHIC SCALE

990 south broadway
suite 230
denver, co 80202
p 303.561.3333
www.malcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

MEADOWLARK
DISTRICT BOUNDARY MAP

NO.	DATE	REMARKS

JOB NO.:	15030
PA / PM:	GDB
DRAWN BY:	GDB
DATE:	5/11/2018

SHEET
EX-1
Sheet 1 of 1

EXHIBIT C-2

Proof of Ownership and Consents for all Properties within District

August 3, 2018

VIA HAND DELIVERY

Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334

Re: Proposed District – Meadowlark Metropolitan District (the "District")

To Whom It May Concern:

Meritage Homes of Colorado, Inc., an Arizona corporation, is the owner of the property described in Exhibit A hereto, which constitutes all of the property within the boundaries of the District. By way of this letter, Meritage Homes of Colorado, Inc. consents to the organization of the District.

Very truly yours,

Meritage Homes of Colorado, Inc.



By: Glenn Nier
Its: Vice President-Land Development

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

Subscribed and sworn to before me by Glenn Nier of Meritage Homes of Colorado, Inc.
on this 3rd day of August, 2018.

Witness my hand and official seal.

My commission expires: 12/10/2021


Notary Public

MICHAEL BIRD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014027300
MY COMMISSION EXPIRES DEC. 10, 2021

Page 2

**EXHIBIT A TO LETTER OF CONSENT
OWNERSHIP AND ENCUMBRANCE REPORT**



**Heritage
Title Company**

Making Transactions Personal

O&E Report

Date Ordered: July 19, 2018
Order Number: H0450852 / 710.1101
Phone: 303-592-4380
Fax:
Company: McGeedy Becher P.C.
Attn: Susan Askew
Owner: Heritage Homes of Colorado, Inc., an Arizona corporation
Address: Meadowlark/Lemon Gulch

Legal Description:

SEE ATTACHED EXHIBIT A

Ownership

Doc type	Doc Fee	Date	Reference #
Special Warranty Deed	\$725.00	6/4/2018	2018033243

Deed of Trust/Mortgages

Item	Payable to	Amount	Date	Reference #

This report does not include a search of the names of the property owner(s).

I/We understand that Heritage Title Company makes no warranty regarding the accuracy of the information herein provided, and further that Heritage Title Company shall not be liable for any loss incurred by reason of the information on this O&E Report.

Cindy Norton
4582 S. Ulster Street PKY #1300
Denver, CO 80237
303-692-6600/cnorton@heritagetco.com

Certified through July 9, 2018 AT 6:00 P.M.
 THIS O&E REPORT WAS PREPARED BY CINDY NORLEN ON July 19, 2018

This report does not include a search of the names of the property owner(s).

I/We understand that Heritage Title Company makes no warranty regarding the accuracy of the information herein provided, and further that Heritage Title Company shall not be liable for any loss incurred by reason of the information on this O&E Report.

Cindy Norlen
 4882 S. Ulster Street PKY #1300
 Denver, CO 80237
 303-692-6600/cnorlen@heritagetco.com

Exhibit A

The land referred to in Schedule A is situated in the County of Douglas, State of Colorado and is described as follows:

A tract of land situated in the Northwest 1/4 of Section 3, and in the East 1/2 of Section 4, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 3 and considering the North line of said Northwest 1/4 to bear 89 degrees 52 minutes 31 seconds East with all bearings contained herein relative thereto;

Thence North 89 degrees 52 minutes 31 seconds East along said North line a distance of 1740.60 feet;

Thence South 00 degrees 07 minutes 29 seconds East a distance of 34.37 feet;

Thence South 23 degrees 12 minutes 25 seconds West a distance of 1054.94 feet;

Thence South 31 degrees 26 minutes 50 seconds East a distance of 550.78 feet to the Southeast corner of the Tap properties Parcel (Book 982 at Page 524) and to the True Point of Beginning;

Thence South 31 degrees 26 minutes 50 seconds East a distance of 259.41 feet;

Thence South 24 degrees 40 minutes 14 seconds East a distance of 846.84 feet;

Thence South 07 degrees 07 minutes 00 seconds East a distance of 134.18 feet to the South line of said Northwest 1/4;

Thence South 89 degrees 51 minutes 10 seconds West along said South line a distance of 2118.05 feet to the East 1/4 corner of said Section 4;

Thence South 00 degrees 04 minutes 26 seconds East along the East line of the Southeast 1/4 of said Section 4 a distance of 619.79 feet to the Northeast corner of Richlawn Hills according to the Plat filed on January 12, 1971 per Reception No. 140291

Thence along the Northern boundary of Richlawn Hills for the next 12 courses:

1. Thence South 89 degrees 55 minutes 34 seconds West a distance of 710.00 feet;

2. Thence South 00 degrees 04 minutes 26 seconds East a distance of 491.54 feet;

3. Thence Southwesterly along the arc of curve to the right a distance of 238.13 feet, said curve has a radius of 470.00 feet and a central angle of 29 degrees 01 minutes 48 seconds to a point of tangent;

4. Thence South 75 degrees 12 minutes 17 seconds West along said tangent a distance of 107.39 feet to a point of curve;

5. Thence Westerly along the arc of a curve to the right a distance of 263.65 feet, said curve has a radius of 270.00 feet and a central angle of 55 degrees 58 minutes 50 seconds to a point of tangent;

6. Thence North 48 degrees 50 minutes 53 seconds West along said tangent a distance of 52.07 feet to a point of curve;

7. Thence Westerly along the arc of a curve to the left a distance of 127.30 feet, said curve has a radius of 240.00 feet and a central angle of 30 degrees 23 minutes 23 seconds to a point of tangent;

8. Thence North 79 degrees 14 minutes 16 seconds West along said tangent a distance of 509.97 feet to a point of curve;

9. Thence Westerly along the arc of a curve to the left a distance of 59.84 feet, said curve has a radius of 290.00 feet and a central angle of 11 degrees 49 minutes 21 seconds to a point of tangent;

10. Thence South 88 degrees 56 minutes 23 seconds West along said tangent a distance of 151.71 feet to a point of curve;

11. Thence Westerly along the arc of a curve to the right a distance of 273.32 feet, said curve has a radius of 460.00 feet and a central angle of 34 degrees 02 minutes 35 seconds to a point of tangent;

12. Thence North 57 degrees 01 minutes 62 seconds West along said tangent a distance of 76.93 feet to the East right of way line of the County Road;

Thence North 32 degrees 58 minutes 58 seconds East along said East right of way line a distance of 1116.38 feet;
Thence North 25 degrees 06 minutes 42 seconds East along said East right of way line a distance of 780.91 feet to a point of curve;
Thence Northeasterly along said East right of way line along the arc of a curve to the right a distance of 56.88 feet, said curve has a radius of 925.25 feet and a central angle of 03 degrees 31 minutes 21 seconds to the most Westerly corner of the Wilson Parcel (Book 819 at Page 717);
Thence South 50 degrees 36 minutes 41 seconds East a distance of 504.57 feet to the most Southerly corner of said Wilson Parcel;
Thence North 39 degrees 23 minutes 19 seconds East a distance of 345.29 feet to the most Easterly corner of said Wilson Parcel;
Thence North 50 degrees 36 minutes 41 seconds West along the Northeasterly line of said Wilson Parcel a distance of 87.46 feet to the most Southerly corner of the Coyle Parcel (Book 638 at Page 869);
Thence North 73 degrees 12 minutes 48 seconds East along the South line of the Coyle Parcel a distance of 913.61 feet;
Thence North 83 degrees 28 minutes 25 seconds East along the South line of the Coyle Parcel a distance of 460.79 feet to the Southeast corner of the Coyle Parcel, being the Southwest corner of the Tap properties Parcel;
Thence North 89 degrees 28 minutes 28 seconds East along the South line of the Tap Properties Parcel a distance of 1226.29 feet to the Point of Beginning.

Excepting therefrom those portions conveyed in Deed recorded October 20, 1999 in Book 1768 at Page 1098.

And excepting therefrom that portion taken in Rule and Order recorded September 26, 2003 at Reception No. 2003143247.

County of Douglas, State of Colorado,

EXHIBIT D

Capital Plan and Engineer's Opinion of Probable Cost

MEADOWLARK METROPOLITAN DISTRICT

DISTRICT ELEGIBLE BUDGET

January 16, 2020

Note: This Engineer's Opinion of Probable Construction Cost for the Meadowlark Subdivision improvements is made on the basis of the Engineer's experiences and qualifications using the quantities that are based upon the approved civil construction plans. It represents the Engineer's best judgment as an experienced and qualified engineer familiar with the construction industry. This estimate has been prepared based upon the Town of Parker's construction standards.



Prepared by:

WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

990 S. Broadway, Suite 230
Denver, CO 80209
303-561-3333

Date: 1/16/2020

**ENGINEER'S ESTIMATE
MEADOWLARK SUBDIVISION**

ITEM NO.

Total Cost

IMPROVEMENTS

Meadowlark Subdivision Filing No. 1 Improvements	\$1,662,000
Meadowlark Subdivision Filing No. 2 Improvements	\$2,267,000
Meadowlark Subdivision Filing No. 3 Improvements	\$1,712,000
North Crowfoot Valley Road Improvements	\$288,000
Richlawn Parkway/Drive Improvements	\$372,000
Lemon Gulch Improvements	\$2,000,000
Landscape Improvements	\$3,625,000
Total Site Subtotal	\$11,926,000
10% Contingency	\$1,192,600
3% Survey	\$357,780
5% Mobilization	\$596,300
12% Construction Management	\$1,431,120
Total On Site Subtotal	\$15,503,800

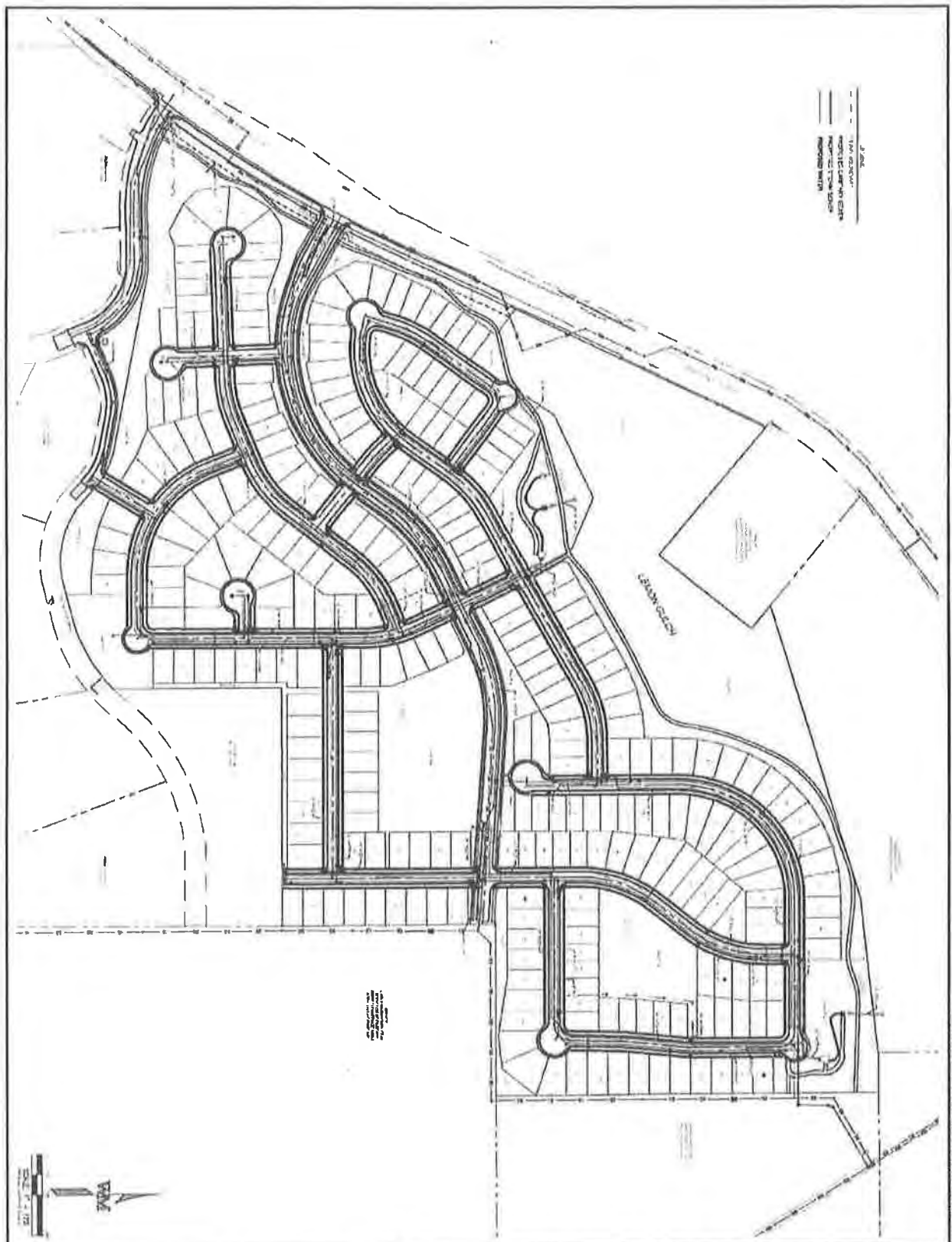
Date: 1/16/2020

ENGINEER'S ESTIMATE MEADOWLARK SUBDIVISION

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
I. LANDSCAPE IMPROVEMENTS					
F1	LANDSCAPE	1	LS	\$1,078,242.00	\$ 1,078,242.00
F1	FENCE AND COLUMNS	1	LS	\$154,680.00	\$ 154,680.00
F1	CONCRETE	1	LS	\$23,641.00	\$ 23,641.00
F2	LANDSCAPE	1	LS	\$1,309,476.00	\$ 1,309,476.00
F2	FENCE AND COLUMNS	1	LS	\$100,747.00	\$ 100,747.00
F2	CONCRETE	1	LS	\$109,739.00	\$ 109,739.00
F3	LANDSCAPE	1	LS	\$674,508.00	\$ 674,508.00
F3	FENCE AND COLUMNS	1	LS	\$116,165.00	\$ 116,165.00
F3	CONCRETE	1	LS	\$56,937.00	\$ 56,937.00
LANDSCAPE TOTAL					\$ 3,624,135.00

EXHIBIT E

Maps Depicting Public Improvements



CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

EX-1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> MEADOWLARK SUBDIVISION </td> <td style="width: 50%; text-align: center;"> WARE MALCOMB CIVIL ENGINEERING & SURVEYING </td> </tr> </table>	MEADOWLARK SUBDIVISION	WARE MALCOMB CIVIL ENGINEERING & SURVEYING	890 South Broadway Suite 200 Denver, CO 80202 p 303.691.3333 www.waremalcomb.com
MEADOWLARK SUBDIVISION	WARE MALCOMB CIVIL ENGINEERING & SURVEYING			

EXHIBIT F

Financial Plan

MEADOWLARK METROPOLITAN DISTRICT



Development Projection at 67,000 (target) District Mills + 8,000 (target) Infrastructure Capital Mills for Debt Service – 01/13/2020

Series 2020, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity – SERVICE PLAN

YEAR	<<<<<< Residential >>>>>>						< Platted/Developed Lots >		Total Assessed Value	District D/B Mill Levy [67,000 Target] [67,000 Cap]	District D/B Mill Levy Collections @ 94%	District S.O. Taxes Collected @ 6%	Infra. Capital Mill Levy [6,000 Mills]	Mill Levy Collections @ 85%	S.O. Taxes Collected @ 6%	Total Available Revenues
	Total Res'l Units	Mkt Value Biennial Reassess'ml @ 4.0%	Cumulative Market Value	As'd Value @ 7.16% of Market* (2-yr lag)	Cumulative Market Value	As'd Value @ 28.00% of Market (2-yr lag)										
2017	0		0		0											
2018	0		0		7,252,793											
2019	0			0	12,885,593	0										
2020	96	0	57,454,560	0	10,310,799	2,103,310	\$2,103,310	0.000	0	0	0	0.000	0	0	0	0
2021	96		116,058,211	0	6,196,509	3,736,822	3,736,822	57.000	208,739	12,524	5,000	16,310	1,099	240,672		
2022	72	4,642,328	164,685,489	4,108,001	246,589	2,890,132	7,098,133	57.000	396,502	23,790	5,000	34,781	2,087	457,180		
2023	3		166,482,887	8,298,182	(0)	1,796,988	10,095,150	57.000	563,915	33,835	5,000	49,496	2,998	650,184		
2024	0	8,659,315	173,142,182	11,775,012	(0)	71,514	11,848,526	57.000	661,747	39,705	5,000	58,048	3,483	782,983		
2025	0		173,142,182	11,903,525	(0)	(0)	11,903,525	57.000	684,931	39,898	5,000	58,327	3,500	786,654		
2026	0	8,925,887	180,067,869	12,379,688	(0)	(0)	12,379,688	57.000	691,528	41,492	5,000	60,860	3,840	797,320		
2027	0		180,067,869	12,379,688	(0)	(0)	12,379,688	57.000	691,528	41,492	5,000	60,860	3,840	797,320		
2028	0	7,202,715	187,270,584	12,874,853	(0)	(0)	12,874,853	57.000	719,189	43,151	5,000	63,087	3,785	829,213		
2029	0		187,270,584	12,874,853	(0)	(0)	12,874,853	57.000	719,189	43,151	5,000	63,087	3,785	829,213		
2030	0	7,490,823	194,761,408	13,389,847	(0)	(0)	13,389,847	57.000	747,957	44,677	5,000	65,610	3,937	862,381		
2031	0		194,761,408	13,389,847	(0)	(0)	13,389,847	57.000	747,957	44,677	5,000	65,610	3,937	862,381		
2032	0	7,790,456	202,551,884	13,925,441	(0)	(0)	13,925,441	57.000	777,875	46,673	5,000	68,235	4,094	896,876		
2033	0		202,551,884	13,925,441	(0)	(0)	13,925,441	57.000	777,875	46,673	5,000	68,235	4,094	896,876		
2034	0	8,102,075	210,653,938	14,482,458	(0)	(0)	14,482,458	57.000	808,990	48,539	5,000	70,964	4,258	932,751		
2035	0		210,653,938	14,482,458	(0)	(0)	14,482,458	57.000	808,990	48,539	5,000	70,964	4,258	932,751		
2036	0	8,426,158	219,080,096	15,061,757	(0)	(0)	15,061,757	57.000	841,350	50,481	5,000	73,803	4,428	970,061		
2037	0		219,080,096	15,061,757	(0)	(0)	15,061,757	57.000	841,350	50,481	5,000	73,803	4,428	970,061		
2038		8,763,204	227,843,300	15,664,227	(0)	(0)	15,664,227	57.000	875,004	52,500	5,000	76,755	4,605	1,008,864		
2039			227,843,300	15,664,227	(0)	(0)	15,664,227	57.000	875,004	52,500	5,000	76,755	4,605	1,008,864		
2040		9,113,732	236,957,032	16,290,796	0	16,290,796	16,290,796	57.000	910,004	54,800	5,000	79,825	4,789	1,049,218		
2041			236,957,032	16,290,796	0	16,290,796	16,290,796	57.000	910,004	54,800	5,000	79,825	4,789	1,049,218		
2042		9,478,281	246,435,313	16,942,428	0	16,942,428	16,942,428	57.000	946,404	56,784	5,000	83,018	4,981	1,091,187		
2043			246,435,313	16,942,428	0	16,942,428	16,942,428	57.000	946,404	56,784	5,000	83,018	4,981	1,091,187		
2044		9,857,413	256,292,726	17,620,125	0	17,620,125	17,620,125	57.000	984,280	59,058	5,000	86,339	5,180	1,134,835		
2045			256,292,726	17,620,125	0	17,620,125	17,620,125	57.000	984,280	59,058	5,000	86,339	5,180	1,134,835		
2046		10,251,709	266,544,435	18,324,930	0	18,324,930	18,324,930	57.000	1,023,631	61,418	5,000	89,792	5,388	1,180,228		
2047			266,544,435	18,324,930	0	18,324,930	18,324,930	57.000	1,023,631	61,418	5,000	89,792	5,388	1,180,228		
2048		10,661,777	277,206,212	19,057,927	0	19,057,927	19,057,927	57.000	1,064,576	63,675	5,000	93,384	5,603	1,227,437		
2049			277,206,212	19,057,927	0	19,057,927	19,057,927	57.000	1,064,576	63,675	5,000	93,384	5,603	1,227,437		
2050		11,088,248	288,294,460	19,820,244	0	19,820,244	19,820,244	57.000	1,107,159	66,430	5,000	97,119	5,827	1,276,535		
2051			288,294,460	19,820,244	0	19,820,244	19,820,244	57.000	1,107,159	66,430	5,000	97,119	5,827	1,276,535		
2052		11,531,778	299,828,239	20,613,054	0	20,613,054	20,613,054	57.000	1,151,445	69,087	5,000	101,004	6,060	1,327,596		
2053			299,828,239	20,613,054	0	20,613,054	20,613,054	57.000	1,151,445	69,087	5,000	101,004	6,060	1,327,596		
2054		11,883,050	311,818,288	21,437,576	0	21,437,576	21,437,576	57.000	1,197,503	71,850	5,000	105,044	6,303	1,380,700		
2055			311,818,288	21,437,576	0	21,437,576	21,437,576	57.000	1,197,503	71,850	5,000	105,044	6,303	1,380,700		
2056		12,472,772	324,292,060	22,295,079	0	22,295,079	22,295,079	57.000	1,245,403	74,724	5,000	109,246	6,555	1,435,928		
2057			324,292,060	22,295,079	0	22,295,079	22,295,079	57.000	1,245,403	74,724	5,000	109,246	6,555	1,435,928		
2058		12,971,692	337,263,742	23,196,882	0	23,196,882	23,196,882	57.000	1,295,219	77,713	5,000	113,816	6,817	1,493,365		
2059			337,263,742	23,196,882	0	23,196,882	23,196,882	57.000	1,295,219	77,713	5,000	113,816	6,817	1,493,365		
2060		13,490,950	350,754,292	24,114,358	0	24,114,358	24,114,358	57.000	1,347,028	80,822	5,000	118,160	7,090	1,553,100		
	267	188,913,753							36,617,855		2,197,071	3,212,093	192,726	42,219,744		



MEADOWLARK METROPOLITAN DISTRICT

Development Projection at \$7,000 (target) District Mills + \$,000 (target) Infrastructure Capital Mills for Debt Service – 01/13/2020

Series 2020, G.O. Bonds, Non-Rated, 100x, 40-yr. Maturity – SERVICE PLAN

YEAR	Net Available for Debt Svc	Ser. 2020 \$21,465,000 Par [Net \$17,089 MM] Net Debt Service	Annual Surplus	Surplus Release to \$2,145,500	Cumulative Surplus to \$2,145,500 Target	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net D8: @ District Target + Infra. Cap. Mill	Cov. of Net D8: @ District Cap + Infra. Cap. Mill
2017									
2018									
2019									
2020	\$0	\$0	\$0		\$0	574%	0%	0.0%	0.0%
2021	240,672	0	240,672	\$0	240,672	302%	13%	0.0%	0.0%
2022	457,160	0	457,160	0	697,832	213%	13%	0.0%	0.0%
2023	650,184	0	650,184	0	1,348,016	181%	12%	0.0%	0.0%
2024	762,983	746,634	16,349	0	1,364,365	180%	12%	102.2%	102.2%
2025	766,654	766,634	20	0	1,364,384	173%	12%	100.0%	100.0%
2026	797,320	795,938	1,382	0	1,365,766	173%	12%	100.2%	100.2%
2027	797,320	794,198	3,122	0	1,368,888	168%	11%	100.4%	100.4%
2028	829,213	827,458	1,755	0	1,370,642	165%	11%	100.2%	100.2%
2029	829,213	824,500	4,713	0	1,375,355	158%	11%	100.6%	100.6%
2030	862,381	861,542	839	0	1,376,194	167%	11%	100.1%	100.1%
2031	862,381	862,192	189	0	1,376,383	150%	10%	100.0%	100.0%
2032	898,076	892,066	4,208	0	1,380,592	149%	10%	100.5%	100.5%
2033	898,076	891,826	4,950	0	1,385,542	142%	10%	100.6%	100.6%
2034	932,751	931,010	1,741	0	1,387,283	141%	10%	100.2%	100.2%
2035	932,751	928,526	4,223	0	1,391,507	134%	9%	100.5%	100.5%
2036	970,061	965,872	4,189	0	1,395,696	132%	9%	100.4%	100.4%
2037	970,061	968,650	3,411	0	1,399,108	125%	9%	100.4%	100.4%
2038	1,008,864	1,007,080	1,784	0	1,400,892	123%	9%	100.2%	100.2%
2039	1,008,864	1,005,770	3,064	0	1,403,956	116%	8%	100.3%	100.3%
2040	1,048,218	1,048,112	106	0	1,404,062	114%	8%	100.0%	100.0%
2041	1,048,218	1,045,540	3,678	0	1,407,771	107%	8%	100.4%	100.4%
2042	1,081,167	1,086,620	4,567	0	1,412,338	104%	7%	100.4%	100.4%
2043	1,081,167	1,080,786	401	0	1,412,739	98%	7%	100.0%	100.0%
2044	1,134,835	1,134,258	579	0	1,413,318	95%	7%	100.1%	100.1%
2045	1,134,835	1,130,638	4,197	0	1,417,515	88%	6%	100.4%	100.4%
2046	1,180,228	1,176,498	3,730	0	1,421,245	85%	6%	100.3%	100.3%
2047	1,180,228	1,180,096	132	0	1,421,377	78%	6%	100.0%	100.0%
2048	1,227,437	1,222,824	4,613	0	1,425,990	74%	5%	100.4%	100.4%
2049	1,227,437	1,223,260	4,147	0	1,430,137	68%	5%	100.3%	100.3%
2050	1,276,535	1,272,666	3,649	0	1,433,786	64%	5%	100.3%	100.3%
2051	1,276,535	1,274,872	1,663	0	1,435,449	64%	4%	100.1%	100.1%
2052	1,327,596	1,325,814	1,782	0	1,437,231	57%	4%	100.1%	100.1%
2053	1,327,596	1,323,972	3,624	0	1,440,855	53%	4%	100.3%	100.3%
2054	1,380,700	1,378,086	4,614	0	1,445,469	46%	3%	100.3%	100.3%
2055	1,380,700	1,380,242	458	0	1,445,927	42%	3%	100.0%	100.0%
2056	1,435,928	1,433,006	2,922	0	1,448,849	35%	2%	100.2%	100.2%
2057	1,435,928	1,432,638	3,290	0	1,452,139	30%	2%	100.2%	100.2%
2058	1,493,365	1,490,878	2,487	0	1,454,626	24%	2%	100.2%	100.2%
2059	1,493,365	1,490,636	2,727	0	1,457,353	18%	1%	100.2%	100.2%
2060	1,553,100	1,551,708	1,393	1,458,748	0	12%	1%	100.1%	100.1%
	42,219,744	40,780,998	1,458,748	1,458,748					

[Quin1 200 20NRSPQ]

MEADOWLARK METROPOLITAN DISTRICT
Operations Revenue and Expense Projection



YEAR	Total Assessed Value	Town Capital Mill Levy (\$1,000 Mills)	Total Collections @ 98%	S.O. Taxes Collected @ 4%	Total Available For T.C.	Total Mills
2017						
2018						
2019						
2020	2,103,310	0.000	0	0	0	0.000
2021	3,796,822	5.000	18,310	1,099	19,409	67.000
2022	7,086,133	5.000	34,781	2,087	36,868	67.000
2023	10,086,150	5.000	49,466	2,968	52,434	67.000
2024	11,846,526	5.000	58,048	3,483	61,531	67.000
2025	11,903,525	5.000	58,327	3,500	61,827	67.000
2026	12,379,666	5.000	60,660	3,640	64,300	67.000
2027	12,379,666	5.000	60,660	3,640	64,300	67.000
2028	12,874,853	5.000	63,087	3,785	66,872	67.000
2029	12,874,853	5.000	63,087	3,785	66,872	67.000
2030	13,389,847	5.000	65,610	3,937	69,547	67.000
2031	13,389,847	5.000	65,610	3,937	69,547	67.000
2032	13,925,441	5.000	68,235	4,094	72,329	67.000
2033	13,925,441	5.000	68,235	4,094	72,329	67.000
2034	14,482,458	5.000	70,964	4,258	75,222	67.000
2035	14,482,458	5.000	70,964	4,258	75,222	67.000
2036	15,081,757	5.000	73,803	4,428	78,231	67.000
2037	15,081,757	5.000	73,803	4,428	78,231	67.000
2038	15,664,227	5.000	76,755	4,605	81,360	67.000
2039	15,664,227	5.000	76,755	4,605	81,360	67.000
2040	16,280,796	5.000	79,825	4,789	84,614	67.000
2041	16,280,796	5.000	79,825	4,789	84,614	67.000
2042	16,942,428	5.000	83,018	4,981	87,999	67.000
2043	16,942,428	5.000	83,018	4,981	87,999	67.000
2044	17,620,125	5.000	86,339	5,180	91,519	67.000
2045	17,620,125	5.000	86,339	5,180	91,519	67.000
2046	18,324,930	5.000	89,792	5,388	95,180	67.000
2047	18,324,930	5.000	89,792	5,388	95,180	67.000
2048	19,057,927	5.000	93,364	5,603	98,967	67.000
2049	19,057,927	5.000	93,364	5,603	98,967	67.000
2050	19,820,244	5.000	97,119	5,827	102,946	67.000
2051	19,820,244	5.000	97,119	5,827	102,946	67.000
2052	20,613,054	5.000	101,004	6,080	107,084	67.000
2053	20,613,054	5.000	101,004	6,080	107,084	67.000
2054	21,437,576	5.000	105,044	6,303	111,347	67.000
2055	21,437,576	5.000	105,044	6,303	111,347	67.000
2056	22,285,079	5.000	109,246	6,555	115,801	67.000
2057	22,285,079	5.000	109,246	6,555	115,801	67.000
2058	23,186,882	5.000	113,616	6,817	120,433	67.000
2059	23,186,882	5.000	113,616	6,817	120,433	67.000
2060	24,114,358	5.000	118,160	7,090	125,250	67.000
			3,212,093	192,726	3,404,818	

MEADOWLARK METROPOLITAN DISTRICT
Development Summary
Development Projection – Buildout Plan (updated 8/2/19)



Residential Development			
Product Type	SFDs 40'	SFDs 50'	
Base \$ ('19)	\$553,500	\$620,000	
			Res'l Totals
2019	-	-	-
2020	48	48	96
2021	48	48	96
2022	48	24	72
2023	3	-	3
2024	-	-	-
2025	-	-	-
2026	-	-	-
2027	-	-	-
2028	-	-	-
	147	120	267
MV @ Full Buildout (base prices;un-infl.)	\$81,364,500	\$74,400,000	\$155,764,500

notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rated, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date 12/01/2020
Delivery Date 12/01/2020

Sources:

Bond Proceeds:	
Par Amount	21,455,000.00**
	21,455,000.00

Uses:

Project Fund Deposits:	
Project Fund	17,098,872.19
Other Fund Deposits:	
Capitalized Interest Fund	2,239,902.00
Debt Service Reserve Fund	1,387,125.81
	3,627,027.81
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	429,100.00
	21,455,000.00

****Debt Limitation of \$26,818,750.00 per Service Plan requirements.**

BOND PRICING

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rate*d, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate*	Yield	Price
Term Bond due 2060:					
	12/01/2025	20,000	3.480%	3.480%	100.000
	12/01/2026	50,000	3.480%	3.480%	100.000
	12/01/2027	50,000	3.480%	3.480%	100.000
	12/01/2028	85,000	3.480%	3.480%	100.000
	12/01/2029	85,000	3.480%	3.480%	100.000
	12/01/2030	125,000	3.480%	3.480%	100.000
	12/01/2031	130,000	3.480%	3.480%	100.000
	12/01/2032	165,000	3.480%	3.480%	100.000
	12/01/2033	170,000	3.480%	3.480%	100.000
	12/01/2034	215,000	3.480%	3.480%	100.000
	12/01/2035	220,000	3.480%	3.480%	100.000
	12/01/2036	265,000	3.480%	3.480%	100.000
	12/01/2037	275,000	3.480%	3.480%	100.000
	12/01/2038	325,000	3.480%	3.480%	100.000
	12/01/2039	335,000	3.480%	3.480%	100.000
	12/01/2040	390,000	3.480%	3.480%	100.000
	12/01/2041	400,000	3.480%	3.480%	100.000
	12/01/2042	455,000	3.480%	3.480%	100.000
	12/01/2043	475,000	3.480%	3.480%	100.000
	12/01/2044	535,000	3.480%	3.480%	100.000
	12/01/2045	550,000	3.480%	3.480%	100.000
	12/01/2046	615,000	3.480%	3.480%	100.000
	12/01/2047	640,000	3.480%	3.480%	100.000
	12/01/2048	705,000	3.480%	3.480%	100.000
	12/01/2049	730,000	3.480%	3.480%	100.000
	12/01/2050	805,000	3.480%	3.480%	100.000
	12/01/2051	835,000	3.480%	3.480%	100.000
	12/01/2052	915,000	3.480%	3.480%	100.000
	12/01/2053	945,000	3.480%	3.480%	100.000
	12/01/2054	1,030,000	3.480%	3.480%	100.000
	12/01/2055	1,070,000	3.480%	3.480%	100.000
	12/01/2056	1,160,000	3.480%	3.480%	100.000
	12/01/2057	1,200,000	3.480%	3.480%	100.000
	12/01/2058	1,300,000	3.480%	3.480%	100.000
	12/01/2059	1,345,000	3.480%	3.480%	100.000
	12/01/2060	2,840,000	3.480%	3.480%	100.000
		21,455,000			

Dated Date	12/01/2020	
Delivery Date	12/01/2020	
First Coupon	06/01/2021	
Par Amount	21,455,000.00	
Original Issue Discount		
Production	21,455,000.00	100.000000%
Underwriter's Discount	-429,100.00	-2.000000%
Purchase Price	21,025,900.00	98.000000%
Accrued Interest		
Net Proceeds	21,025,900.00	

[*] 30 Year AAA MMD Index (1/10/20) = 1.98% + 150bps.

BOND SUMMARY STATISTICS

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rated, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date	12/01/2020
Delivery Date	12/01/2020
First Coupon	06/01/2021
Last Maturity	12/01/2060
Arbitrage Yield	3.480000%
True Interest Cost (TIC)	3.590629%
Net Interest Cost (NIC)	3.480000%
All-In TIC	3.669909%
Average Coupon	3.480000%
Average Life (years)	30.715
Weighted Average Maturity (years)	30.715
Duration of Issue (years)	18.509
Par Amount	21,455,000.00
Bond Proceeds	21,455,000.00
Total Interest	22,933,026.00
Net Interest	23,362,126.00
Bond Years from Dated Date	658,995,000.00
Bond Years from Delivery Date	658,995,000.00
Total Debt Service	44,388,026.00
Maximum Annual Debt Service	2,938,832.00
Average Annual Debt Service	1,109,700.65
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	21,455,000.00	100.000	3.480%	30.715	08/19/2051	46,128.25
	21,455,000.00			30.715		46,128.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	21,455,000.00	21,455,000.00	21,455,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-429,100.00	-429,100.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	21,025,900.00	20,725,900.00	21,455,000.00
Target Date	12/01/2020	12/01/2020	12/01/2020
Yield	3.590629%	3.669909%	3.480000%

BOND DEBT SERVICE

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rated, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2021			373,317	373,317	
12/01/2021			373,317	373,317	746,634
06/01/2022			373,317	373,317	
12/01/2022			373,317	373,317	746,634
06/01/2023			373,317	373,317	
12/01/2023			373,317	373,317	746,634
06/01/2024			373,317	373,317	
12/01/2024			373,317	373,317	746,634
06/01/2025			373,317	373,317	
12/01/2025	20,000	3.480%	373,317	393,317	766,634
06/01/2026			372,969	372,969	
12/01/2026	50,000	3.480%	372,969	422,969	795,938
06/01/2027			372,099	372,099	
12/01/2027	50,000	3.480%	372,099	422,099	794,198
06/01/2028			371,229	371,229	
12/01/2028	85,000	3.480%	371,229	456,229	827,458
06/01/2029			369,750	369,750	
12/01/2029	85,000	3.480%	369,750	454,750	824,500
06/01/2030			368,271	368,271	
12/01/2030	125,000	3.480%	368,271	493,271	861,542
06/01/2031			366,096	366,096	
12/01/2031	130,000	3.480%	366,096	496,096	862,192
06/01/2032			363,834	363,834	
12/01/2032	165,000	3.480%	363,834	528,834	892,668
06/01/2033			360,963	360,963	
12/01/2033	170,000	3.480%	360,963	530,963	891,926
06/01/2034			358,005	358,005	
12/01/2034	215,000	3.480%	358,005	573,005	931,010
06/01/2035			354,264	354,264	
12/01/2035	220,000	3.480%	354,264	574,264	928,528
06/01/2036			350,436	350,436	
12/01/2036	265,000	3.480%	350,436	615,436	965,872
06/01/2037			345,825	345,825	
12/01/2037	275,000	3.480%	345,825	620,825	966,650
06/01/2038			341,040	341,040	
12/01/2038	325,000	3.480%	341,040	666,040	1,007,080
06/01/2039			335,385	335,385	
12/01/2039	335,000	3.480%	335,385	670,385	1,005,770
06/01/2040			329,556	329,556	
12/01/2040	390,000	3.480%	329,556	719,556	1,049,112
06/01/2041			322,770	322,770	
12/01/2041	400,000	3.480%	322,770	722,770	1,045,540
06/01/2042			315,810	315,810	
12/01/2042	455,000	3.480%	315,810	770,810	1,086,620
06/01/2043			307,893	307,893	
12/01/2043	475,000	3.480%	307,893	782,893	1,090,786
06/01/2044			299,628	299,628	
12/01/2044	535,000	3.480%	299,628	834,628	1,134,256
06/01/2045			290,319	290,319	
12/01/2045	550,000	3.480%	290,319	840,319	1,130,638
06/01/2046			280,749	280,749	
12/01/2046	615,000	3.480%	280,749	895,749	1,176,498
06/01/2047			270,048	270,048	
12/01/2047	640,000	3.480%	270,048	910,048	1,180,096
06/01/2048			258,912	258,912	
12/01/2048	705,000	3.480%	258,912	963,912	1,222,824
06/01/2049			246,645	246,645	
12/01/2049	730,000	3.480%	246,645	976,645	1,223,290
06/01/2050			233,943	233,943	
12/01/2050	805,000	3.480%	233,943	1,038,943	1,272,866
06/01/2051			219,936	219,936	
12/01/2051	835,000	3.480%	219,936	1,054,936	1,274,872
06/01/2052			205,407	205,407	
12/01/2052	915,000	3.480%	205,407	1,120,407	1,325,814
06/01/2053			189,486	189,486	
12/01/2053	945,000	3.480%	189,486	1,134,486	1,323,972
06/01/2054			173,043	173,043	
12/01/2054	1,030,000	3.480%	173,043	1,203,043	1,376,086
06/01/2055			155,121	155,121	
12/01/2055	1,070,000	3.480%	155,121	1,225,121	1,380,242

BOND DEBT SERVICE

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rated, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2056			136,503	136,503	
12/01/2056	1,160,000	3.480%	136,503	1,296,503	1,433,006
06/01/2057			116,319	116,319	
12/01/2057	1,200,000	3.480%	116,319	1,316,319	1,432,638
06/01/2058			95,439	95,439	
12/01/2058	1,300,000	3.480%	95,439	1,395,439	1,490,878
06/01/2059			72,819	72,819	
12/01/2059	1,345,000	3.480%	72,819	1,417,819	1,490,638
06/01/2060			49,416	49,416	
12/01/2060	2,840,000	3.480%	49,416	2,889,416	2,938,832
	21,455,000		22,933,026	44,388,026	44,388,026

NET DEBT SERVICE

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rated, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2021		746,634	746,634		746,634	
12/01/2022		746,634	746,634		746,634	
12/01/2023		746,634	746,634		746,634	
12/01/2024		746,634	746,634			746,634.00
12/01/2025	20,000	746,634	766,634			766,634.00
12/01/2026	50,000	745,938	795,938			795,938.00
12/01/2027	50,000	744,198	794,198			794,198.00
12/01/2028	85,000	742,458	827,458			827,458.00
12/01/2029	85,000	739,500	824,500			824,500.00
12/01/2030	125,000	736,542	861,542			861,542.00
12/01/2031	130,000	732,192	862,192			862,192.00
12/01/2032	165,000	727,668	892,668			892,668.00
12/01/2033	170,000	721,926	891,926			891,926.00
12/01/2034	215,000	716,010	931,010			931,010.00
12/01/2035	220,000	708,528	928,528			928,528.00
12/01/2036	265,000	700,872	965,872			965,872.00
12/01/2037	275,000	691,650	966,650			966,650.00
12/01/2038	325,000	682,080	1,007,080			1,007,080.00
12/01/2039	335,000	670,770	1,005,770			1,005,770.00
12/01/2040	390,000	659,112	1,049,112			1,049,112.00
12/01/2041	400,000	645,540	1,045,540			1,045,540.00
12/01/2042	455,000	631,620	1,086,620			1,086,620.00
12/01/2043	475,000	615,786	1,090,786			1,090,786.00
12/01/2044	535,000	599,256	1,134,256			1,134,256.00
12/01/2045	550,000	580,638	1,130,638			1,130,638.00
12/01/2046	615,000	561,498	1,176,498			1,176,498.00
12/01/2047	640,000	540,096	1,180,096			1,180,096.00
12/01/2048	705,000	517,824	1,222,824			1,222,824.00
12/01/2049	730,000	493,290	1,223,290			1,223,290.00
12/01/2050	805,000	467,886	1,272,886			1,272,886.00
12/01/2051	835,000	439,872	1,274,872			1,274,872.00
12/01/2052	915,000	410,814	1,325,814			1,325,814.00
12/01/2053	945,000	378,972	1,323,972			1,323,972.00
12/01/2054	1,030,000	346,086	1,376,086			1,376,086.00
12/01/2055	1,070,000	310,242	1,380,242			1,380,242.00
12/01/2056	1,160,000	273,006	1,433,006			1,433,006.00
12/01/2057	1,200,000	232,638	1,432,638			1,432,638.00
12/01/2058	1,300,000	190,878	1,490,878			1,490,878.00
12/01/2059	1,345,000	145,638	1,490,638			1,490,638.00
12/01/2060	2,840,000	98,832	2,938,832	1,387,125.81		1,551,706.19
	21,455,000	22,933,026	44,388,026	1,387,125.81	2,239,902	40,760,998.19

BOND SOLUTION

**MEADOWLARK METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
57.000 (target) District Mills + 5.000 Infrastructure + Town Capital Mills
Non-Rated, 100x, 2060 Final Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2021		746,634	-746,634		240,672	240,672	
12/01/2022		746,634	-746,634		457,160	457,160	
12/01/2023		746,634	-746,634		650,184	650,184	
12/01/2024		746,634		746,634	762,983	16,349	102.18964%
12/01/2025	20,000	766,634		766,634	766,654	20	100.00257%
12/01/2026	50,000	795,938		795,938	797,320	1,382	100.17361%
12/01/2027	50,000	794,198		794,198	797,320	3,122	100.39308%
12/01/2028	85,000	827,458		827,458	829,213	1,755	100.21205%
12/01/2029	85,000	824,500		824,500	829,213	4,713	100.57157%
12/01/2030	125,000	861,542		861,542	862,381	839	100.09740%
12/01/2031	130,000	862,192		862,192	862,381	189	100.02193%
12/01/2032	165,000	892,668		892,668	896,876	4,208	100.47144%
12/01/2033	170,000	891,926		891,926	896,876	4,950	100.55502%
12/01/2034	215,000	931,010		931,010	932,751	1,741	100.18705%
12/01/2035	220,000	928,528		928,528	932,751	4,223	100.45485%
12/01/2036	265,000	965,872		965,872	970,061	4,189	100.43375%
12/01/2037	275,000	966,650		966,650	970,061	3,411	100.35292%
12/01/2038	325,000	1,007,080		1,007,080	1,008,864	1,784	100.17714%
12/01/2039	335,000	1,005,770		1,005,770	1,008,864	3,094	100.30762%
12/01/2040	390,000	1,049,112		1,049,112	1,049,218	106	100.01015%
12/01/2041	400,000	1,045,540		1,045,540	1,049,218	3,678	100.35183%
12/01/2042	455,000	1,086,620		1,086,620	1,091,187	4,567	100.42032%
12/01/2043	475,000	1,090,786		1,090,786	1,091,187	401	100.03678%
12/01/2044	535,000	1,134,256		1,134,256	1,134,835	579	100.05102%
12/01/2045	550,000	1,130,638		1,130,638	1,134,835	4,197	100.37118%
12/01/2046	615,000	1,176,498		1,176,498	1,180,228	3,730	100.31705%
12/01/2047	640,000	1,180,096		1,180,096	1,180,228	132	100.01119%
12/01/2048	705,000	1,222,824		1,222,824	1,227,437	4,613	100.37726%
12/01/2049	730,000	1,223,290		1,223,290	1,227,437	4,147	100.33902%
12/01/2050	805,000	1,272,886		1,272,886	1,276,535	3,649	100.28665%
12/01/2051	835,000	1,274,872		1,274,872	1,276,535	1,663	100.13042%
12/01/2052	915,000	1,325,814		1,325,814	1,327,596	1,782	100.13442%
12/01/2053	945,000	1,323,972		1,323,972	1,327,596	3,624	100.27373%
12/01/2054	1,030,000	1,376,086		1,376,086	1,380,700	4,614	100.33530%
12/01/2055	1,070,000	1,380,242		1,380,242	1,380,700	458	100.03318%
12/01/2056	1,160,000	1,433,006		1,433,006	1,435,928	2,922	100.20390%
12/01/2057	1,200,000	1,432,638		1,432,638	1,435,928	3,290	100.22964%
12/01/2058	1,300,000	1,490,878		1,490,878	1,493,365	2,487	100.16682%
12/01/2059	1,345,000	1,490,638		1,490,638	1,493,365	2,727	100.18295%
12/01/2060	2,840,000	2,938,832	-1,387,126	1,551,706	1,553,100	1,393	100.08980%
	21,455,000	44,388,026	-3,627,028	40,760,998	42,219,744	1,458,746	

EXHIBIT G

Indemnification Letters

1. Developer's Letter

{date – on or after date of Service Plan approval}

Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334

RE: Meadowlark Metropolitan District

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the undersigned (the "Developer") in connection with the review by the Town of Parker (the "Town") of the Service Plan, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the Meadowlark Metropolitan District (the "District"). Developer, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. Developer hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Developer further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Developer or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Developer or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Developer further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Developer hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims Developer might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Developer.

Very truly yours,

Meritage Homes of Colorado, Inc., an Arizona
corporation, Developer

By:_____

Title:_____

2. District's Letter

{date – date of organizational meeting}

Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334

RE: Meadowlark Metropolitan District

To the Town Council:

This Indemnification Letter (the "Letter") is delivered by the Meadowlark Metropolitan District (the "District") in order to comply with the Service Plan, including all amendments heretofore or hereafter made thereto (the "Service Plan") for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the Town as follows:

1. The District hereby waives and releases any present or future claims it might have against the Town or the Town's elected or appointed officers, employees, agents, contractors or insurers (the "Released Persons") in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, Meritage Homes of Arizona, Inc., (the "Developer"), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Developer, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the Town's option to pay the attorneys' fees and expenses for counsel of the Town's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the Town waives or intends to waive the monetary limits (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the Town's right to modify the required disclosures, and waives and releases the Town from any claims the District might have based on

or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

Meadowlark Metropolitan District

By: _____
President

Attest:

By: _____
Secretary

EXHIBIT H

Intergovernmental Agreement

**TOWN OF PARKER
INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN THE TOWN OF PARKER, COLORADO,
AND MEADOWLARK METROPOLITAN DISTRICT,**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this ____ day of _____, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”) and the MEADOWLARK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the Amended and Restated Service Plan approved by the Town on June 15, 2020 (the “Service Plan”); and

WHEREAS, the District Service Plan establishes the District’s financial plan for the public improvements in the service area; and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Subdivision Improvement Agreement with Meritage Homes of Colorado, Inc. on March 7, 2019, (the “Development Agreement”), which provides in part for the formation of a special taxing district to fund certain public improvements that are necessary and desirable for the development contemplated by the Development Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Development Agreement, and include : (a) design and construction (or payment therefor) of one half of Crowfoot Valley Road adjacent to the Property as a four-lane arterial section as set forth in the Development Agreement (the “Crowfoot Valley Road Improvements”); (b) payment to the Town of one hundred percent (100%) of the costs to design and construct the required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway (the “Traffic Signal Payment”); and (c) payment to the Town of an amount of \$1,786,000 (the “Lemon Gulch Payment”), for the costs to construct all improvements to Lemon Gulch through the Property (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable from the Infrastructure Capital Mill Levy; and

WHEREAS, the Parties to this Agreement acknowledge the need for the Regional Improvements in order to accomplish the comprehensive development of the property located within the District’s service area (the “Property”); and

WHEREAS, the Parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (“Town Infrastructure”); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the “Town Capital and Maintenance Mill Levy”), and the District has conducted an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy and to issue debt repayable from the Town Capital and Maintenance Mill Levy; and

WHEREAS, the Parties further acknowledge that the District will have certain ongoing administrative obligations, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills (the “Operation and Maintenance Mill Levy”) for such purposes; and

WHEREAS, the Town has approved the final plat for Filing No. 1 and Filing No. 2 of the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“Agreement”) to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District.

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills, 5 mills of which shall be used for the ongoing administrative expenses of the District, and 0 of which shall be used for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Mill Levies that are due to the Town no later than March 15 and June 30 each year, and the Town shall deposit and maintain such revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Meadowlark Metropolitan District Fund"). Any revenues from the Mill Levies the District receives after June 30 shall be remitted to the Town within 30 days of their receipt. The monies in the Meadowlark Metropolitan District Fund may be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure and the Town Infrastructure as further detailed in this Agreement. On a quarterly basis, the Town shall provide to the District an accounting of revenues received from the District attributable to the Mill Levies, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements, public or private, unless specifically provided for in this Agreement or separate agreement with the Town. The District shall not own fee title to any real property.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District shall not issue Debt in excess of the combined maximum of \$26,818,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt.

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of any of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by any of the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District have been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	Meadowlark Metropolitan District c/o McGeady Becher P.C. 450 E. 17 th Avenue, Suite 400 Denver, Colorado 80203 Attn: Paula Williams
------------------	--

Phone: 303-592-4380
Fax: 303-592-4385

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jim Maloney Town Attorney
cc: Mary Lou Brown, Finance Director
Phone: (303) 841-0353
Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phrase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement may be executed counterparts, any of which shall be regarded for all purposes as one original. Each Party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof. Further, this Agreement amends in its entirety, restates and supersedes that certain Intergovernmental Agreement between the Town and the District dated as of June 12, 2019 (the "Original IGA").

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Michael Waid, Mayor

ATTEST

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jim Maloney, Town Attorney

**MEADOWLARK METROPOLITAN
DISTRICT**, a quasi municipal corporation and
political subdivision of the State of Colorado

By: _____
Glenn Nier, President
Meadowlark Metropolitan District

ATTEST:

Gary Fantasky, Assistant Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

- (a) design and construction (or payment therefor) of one half of Crowfoot Valley Road adjacent to the Property as a four-lane arterial section as set forth in the Development Agreement (the “Crowfoot Valley Road Improvements”);
- (b) payment to the Town of one hundred percent (100%) of the costs to design and construct the required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway (the “Traffic Signal Payment”); and
- (c) payment to the Town of an amount not to exceed \$1,786,000 (the “Lemon Gulch Payment”), for the costs to construct all improvements to Lemon Gulch through the Property (the “Regional Infrastructure”)

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

Design, construction and maintenance of Town owned facilities and infrastructure within the Service area, which may include utilization as pledged revenue on any obligations issued for such purposes.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District's Operation and Maintenance Mill Levy shall be utilized to fund its administrative expenses. It is not contemplated that the District will maintain any of the Regional Infrastructure.

EXHIBIT 2

Affidavit of Publication

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

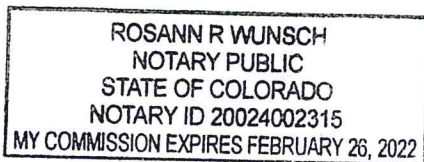
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

May 22, 2020

Nicole Maestas
Signature

Subscribed and sworn to before me this
22 day of May, 2020.

Rosann R Wunsch
Notary Public



(SEAL)

NOTICE OF PUBLIC HEARING

NOTICE is hereby given pursuant to Section 32-1-204(1), C.R.S., that on Monday, June 15, 2020, at 7:00 P.M., or as soon as possible thereafter, a public hearing will be conducted at the Council Chambers, Parker Town Hall, Town of Parker, 20120 E. Main Street, Parker, Colorado 80138, or at such other time and place as this hearing may be continued. On March 13, 2020, the Parker Town Administrator did issue an Order Declaring a Local Disaster Emergency and pursuant to that Order has issued subsequent emergency orders, including but not limited to Emergency Order No. 4-2020, concerning Town Council Meetings, which may impact how public hearings in the Town of Parker are conducted. Information concerning these orders, and how to participate in public hearings, may be found on the Town website (<http://www.parkeronline.org>) and/or by contacting the Town Clerk's Office. These orders may, or may not, still be in effect at the time of the public hearing on the Amended and Restated Service Plan. A public hearing will be heard upon the application on file with the Parker Town Council, by the Board of Directors of Meadowlark Metropolitan District (the "District"), for approval of an Amended and Restated Service Plan (hereinafter referred to as the "Amended and Restated Service Plan"). The affected property is generally located east of N. Crowfoot Valley Road, south of Strohm Road, and west of S. Parker Road, in the Town of Parker, Douglas County, Colorado.

NOTICE IS HEREBY FURTHER GIVEN that all protests and objections must be submitted to the Town of Parker Town Council at or prior to the hearing or any continuance or postponement thereof in order to be considered, and that any protests and objections to the Amended and Restated Service Plan of Meadowlark Metropolitan District, as proposed, shall be deemed to be waived unless presented at the time and in the manner as specified above.

Reason: Approval of an Amended and Restated Service Plan for a Title 32 Special District
Project Name: Meadowlark Metropolitan District
Date of Application: February 6, 2020
Type of District: Metropolitan
Published In: The Denver Post
Published on: May 22, 2020

EXHIBIT 3

Certificate of Mailing of Notice of Hearing to Three Mile Radius Entities

CERTIFICATE OF MAILING

I hereby certify that on May 22, 2020, a true and correct copy of the Notice of Public Hearing on the Amended and Restated Service Plan for Meadowlark Metropolitan District, attached hereto as **Exhibit A**, was sent via regular mail to the person(s) and/or entities named on **Exhibit B** attached hereto.

McGeady Becher P.C

By:

Jennifer S. Henry
Paralegal

EXHIBIT A

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE is hereby given pursuant to Section 32-1-204(1), C.R.S., that on Monday, June 15, 2020, at 7:00 P.M., or as soon as possible thereafter, a public hearing will be conducted at the Council Chambers, Parker Town Hall, Town of Parker, 20120 E. Main Street, Parker, Colorado 80138, or at such other time and place as this hearing may be continued. *On March 13, 2020, the Parker Town Administrator did issue an Order Declaring a Local Disaster Emergency and pursuant to that Order has issued subsequent emergency orders, including but not limited to Emergency Order No. 4-2020, concerning Town Council Meetings, which may impact how public hearings in the Town of Parker are conducted. Information concerning these orders, and how to participate in public hearings, may be found on the Town website (<http://www.parkeronline.org>) and/or by contacting the Town Clerk's Office. These orders may, or may not, still be in effect at the time of the public hearing on the Amended and Restated Service Plan.* A public hearing will be heard upon the application on file with the Parker Town Council, by the Board of Directors of Meadowlark Metropolitan District (the "District"), for approval of an Amended and Restated Service Plan (hereinafter referred to as the "Amended and Restated Service Plan"). The affected property is generally located east of N. Crowfoot Valley Road, south of Stroh Road, and west of S. Parker Road, in the Town of Parker, Douglas County, Colorado.

NOTICE IS HEREBY FURTHER GIVEN that all protests and objections must be submitted to the Town of Parker Town Council at or prior to the hearing or any continuance or postponement thereof in order to be considered, and that any protests and objections to the Amended and Restated Service Plan of Meadowlark Metropolitan District, as proposed, shall be deemed to be waived unless presented at the time and in the manner as specified above.

Reason:	Approval of an Amended and Restated Service Plan for a Title 32 Special District
Project Name:	Meadowlark Metropolitan District
Date of Application:	February 6, 2020
Type of District:	Metropolitan
Published In:	The Denver Post
Published on:	May 22, 2020

EXHIBIT B

Mailing List

Douglas County Government
100 Third Street
Castle Rock, CO 80104

Douglas County Law Enforcement
100 Third Street
Castle Rock, CO 80104

City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104

Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Regional Transportation District
1660 Blake St.
Denver, CO 80202

Urban Drainage & Flood Control District
2480 W. 26th Avenue, Suite 156-B
Denver, Co 80211

Franktown Fire Protection District
1959 N. Hwy 83
Franktown, CO 80116

South Metro Fire Rescue Protection
District
9195 E. Mineral Avenue
Centennial, CO 80112

Denver SE Suburban W&S District
5242 Old Schoolhouse Rd.
Parker, CO 80134

Cedar Hill Cemetery Association
880 E. Wolfensberger Rd.
Castle Rock, CO 80104

Villages at Castle Rock MD No. 6
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Parker Water & Sanitation District
18100 E. Woodman Dr.
Parker, CO 80134

Castle Rock Fire Protection District
c/o Spencer Fane LLP
1700 Lincoln St., Suite 2000
Denver, CO 80203

Anthology West MD Nos. 2, 3, 4, 5 and 6
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Douglas County Soil Conservation District
PO Box 688
Franktown, CO 80116

Cherry Creek South MD No. 1
c/o Professional Community Mgmt. Svcs.
7208 S. Tuscan Way, Suite 125
Centennial, CO 80112

Douglas Public Library District
100 S. Wilcox St.
Castle Rock, CO 80104

High Prairie Farms Metropolitan District
1189 S. Perry St., Suite 220
Castle Rock, CO 80104

Cherry Creek Basin Water Qual. Authority
c/o CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

Crowfoot Valley Ranch MD No. 2
c/o Special District Mgmt. Services Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Urban Drainage & Flood South Platte
2480 W. 26th Avenue, Suite 156-B
Denver, CO 80211

Pinery West MD Nos. 2 and 3
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Meridian Village MD No. 2
6380 S. Fiddlers Green Circle, Suite 400
Greenwood Village, CO 80111

Canterberry Crossing MD II
c/o CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

Canyons Metropolitan District No. 2
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Olde Town Metropolitan District
Community Resource Svcs of CO LLC
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

Antelope Heights Metropolitan District
c/o CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

Horse Creek Metropolitan District
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Cherry Creek South MD Nos. 4 - 11
c/o Professional Community Mgmt. Svcs
7208 S. Tuscan Way, Suite 125
Centennial, CO 80112

Pine Bluffs Metropolitan District
c/o Koelbel and Company
5291 E. Yale Avenue
Denver, CO 80222

Reata North Metropolitan District
c/o Collins Cockrel & Cole PC
390 Union Blvd., Suite 400
Lakewood, CO 80228

Neu Towne Metropolitan District
304 Inverness Way S., Suite 490
Englewood, CO 801125

Pinery Commercial MD Nos. 1 and 2
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Horseshoe Ridge MD Nos. 1, 2 and 3
c/o Spencer Fane LLP
1700 Lincoln St., Suite 2000
Denver, CO 80203

Reata South Metropolitan District
c/o Collins Cockrel & Cole PC
390 Union Blvd., Suite 400
Lakewood, CO 80228

Jordan Crossing Metropolitan District
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Regency Metropolitan District
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Parker Homestead Metropolitan District
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Robinson Ranch Metropolitan District
Community Resource Svcs of CO LLC
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

Canyons MD Nos. 5, 6 and 7
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Stone Creek Metropolitan District
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Village on the Green MD No. 1
c/o Spencer Fane LLP
1700 Lincoln St., Suite 2000
Denver, CO 80203

Trails at Crowfoot MD Nos. 1-3
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Salisbury Heights Metropolitan District
c/o CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

Overlook Metropolitan District
c/o McGeady Becher P.C..
450 E. 17th Avenue, Suite 400
Denver, CO 80203

Meadowlark MD
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Hess Ranch MD Nos. 4, 5, 6, 7, and 8
c/o Spencer Fane LLP
1700 Lincoln St., Suite 2000
Denver, CO 80203

Cielo Metropolitan District
c/o Special District Mgmt. Services Inc
141 Union Blvd., Suite 150
Lakewood, CO 80228

Reata Ridge Village MD Nos. 1 and 2
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Division of Local Government
1313 Sherman Street, Suite 521
Denver, CO 80203

Parker Central Area URP
20120 E. Mainstreet
Parker, CO 80138

ORDINANCE NO. 9.317, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND MEADOWLARK METROPOLITAN DISTRICT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Meadowlark Metropolitan District, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

TOWN OF PARKER INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER, COLORADO, AND MEADOWLARK METROPOLITAN DISTRICT,

THIS AGREEMENT (the “Agreement”) is made and entered into as of this ____ day of _____, 2020, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”) and the MEADOWLARK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the Amended and Restated Service Plan approved by the Town on June 15, 2020 (the “Service Plan”); and

WHEREAS, the District Service Plan establishes the District’s financial plan for the public improvements in the service area; and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Subdivision Improvement Agreement with Meritage Homes of Colorado, Inc. on March 7, 2019, (the “Development Agreement”), which provides in part for the formation of a special taxing district to fund certain public improvements that are necessary and desirable for the development contemplated by the Development Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Development Agreement, and include : (a) design and construction (or payment therefor) of one half of Crowfoot Valley Road adjacent to the Property as a four-lane arterial section as set forth in the Development Agreement (the “Crowfoot Valley Road Improvements”); (b) payment to the Town of one hundred percent (100%) of the costs to design and construct the required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway (the “Traffic Signal Payment”); and (c) payment to the Town of an amount of \$1,786,000 (the “Lemon Gulch Payment”), for the costs to construct all improvements to Lemon Gulch through the Property (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Development Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the District is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable from the Infrastructure Capital Mill Levy; and

WHEREAS, the Parties to this Agreement acknowledge the need for the Regional Improvements in order to accomplish the comprehensive development of the property located within the District’s service area (the “Property”); and

WHEREAS, the Parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (“Town Infrastructure”); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the “Town Capital and Maintenance Mill Levy”), and the District has conducted an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy and to issue debt repayable from the Town Capital and Maintenance Mill Levy; and

WHEREAS, the Parties further acknowledge that the District will have certain ongoing administrative obligations, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills (the “Operation and Maintenance Mill Levy”) for such purposes; and

WHEREAS, the Town has approved the final plat for Filing No. 1 and Filing No. 2 of the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“Agreement”) to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District.

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure.

The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills, 5 mills of which shall be used for the ongoing administrative expenses of the District, and 0 of which shall be used for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Mill Levies that are due to the Town no later than March 15 and June 30 each year, and the Town shall deposit and maintain such revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Meadowlark Metropolitan District Fund"). Any revenues from the Mill Levies the District receives after June 30 shall be remitted to the Town within 30 days of their receipt. The monies in the Meadowlark Metropolitan District Fund may be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure and the Town Infrastructure as further detailed in this Agreement. On a quarterly basis, the Town shall provide to the District an accounting of revenues received from the District attributable to the Mill Levies, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements,

public or private, unless specifically provided for in this Agreement or separate agreement with the Town. The District shall not own fee title to any real property.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if

such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District shall not issue Debt in excess of the combined maximum of \$26,818,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt.

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of any of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by any of the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District have been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	Meadowlark Metropolitan District
	c/o McGeady Becher P.C.
	450 E. 17 th Avenue, Suite 400

Denver, Colorado 80203
Attn: Paula Williams
Phone: 303-592-4380
Fax: 303-592-4385

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jim Maloney Town Attorney
cc: Mary Lou Brown, Finance Director

Phone: (303) 841-0353
Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement may be executed counterparts, any of which shall be regarded for all purposes as one original. Each Party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof. Further, this Agreement amends in its entirety, restates and supersedes that certain Intergovernmental Agreement between the Town and the District dated as of June 12, 2019 (the "Original IGA").

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Michael Waid, Mayor

ATTEST

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jim Maloney, Town Attorney

**MEADOWLARK METROPOLITAN
DISTRICT**, a quasi municipal corporation and
political subdivision of the State of Colorado

By: _____
Glenn Nier, President
Meadowlark Metropolitan District

ATTEST:

Gary Fantasky, Assistant Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

- (a) design and construction (or payment therefor) of one half of Crowfoot Valley Road adjacent to the Property as a four-lane arterial section as set forth in the Development Agreement (the “Crowfoot Valley Road Improvements”);
- (b) payment to the Town of one hundred percent (100%) of the costs to design and construct the required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway (the “Traffic Signal Payment”); and
- (c) payment to the Town of an amount not to exceed \$1,786,000 (the “Lemon Gulch Payment”), for the costs to construct all improvements to Lemon Gulch through the Property (the “Regional Infrastructure”)

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

Design, construction and maintenance of Town owned facilities and infrastructure within the Service area, which may include utilization as pledged revenue on any obligations issued for such purposes.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District's Operation and Maintenance Mill Levy shall be utilized to fund its administrative expenses. It is not contemplated that the District will maintain any of the Regional Infrastructure.

ORDINANCE NO. 9.317, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND MEADOWLARK METROPOLITAN DISTRICT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Meadowlark Metropolitan District, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

TOWN OF PARKER MODEL INTERGOVERNMENTAL AGREEMENT BY AND AMONG THE TOWN OF PARKER, COLORADO, MEADOWLARK METROPOLITAN DISTRICT,

THIS AGREEMENT (the “Agreement”) is made and entered into as of this ____ day of _____, 2020, by and among the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”) and the MEADOWLARK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The Town and the District are collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the Amended and Restated Service Plan approved by the Town on June 15, 2020 (the “Service Plan”); and

WHEREAS, the District Service Plan establishes the District’s financial plan for the public improvements in the service area; and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the District, as required by Chapter 10.11 of the Town Code; and

WHEREAS, the Town entered into that certain Subdivision Improvement Agreement with Meritage Homes of Colorado, Inc. on March 7, 2019, (the “Development Agreement”), which provides in part for the formation of a special taxing district to fund certain public improvements that are necessary and desirable for the development contemplated by the Development Agreement; and

WHEREAS, specific regional improvements were identified in the Service Plan and Development Agreement, and include : (a) design and construction (or payment therefor) of one half of Crowfoot Valley Road adjacent to the Property as a four-lane arterial section as set forth in the Development Agreement (the “Crowfoot Valley Road Improvements”); (b) payment to the Town of one hundred percent (100%) of the costs to design and construct the required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway (the “Traffic Signal Payment”); and (c) payment to the Town of an amount of \$1,786,000 (the “Lemon Gulch Payment”), for the costs to construct all improvements to Lemon Gulch through the Property (the “Regional Infrastructure”), which Regional Infrastructure the Town has determined is necessary or desirable in connection with the impacts of the development of the Property; and

WHEREAS, pursuant to the Development Agreement, the Town is responsible for constructing and owning the Regional Infrastructure, and the District is responsible for providing funding for the construction of the Regional Infrastructure; and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design and construction of the Regional Infrastructure (the “Infrastructure Capital Mill Levy”), and the District has conducted an election under Article X, Section 20 of the Colorado Constitution (“TABOR”) to enable it to impose the Infrastructure Capital Mill Levy and to issue debt repayable from the Infrastructure Capital Mill Levy; and

WHEREAS, the Parties to this Agreement acknowledge the need for the Regional Improvements in order to accomplish the comprehensive development of the property located within the District’s service area (the “Property”); and

WHEREAS, the Parties further acknowledge that the Town will also have certain infrastructure capital and maintenance needs resulting from the development of the Property (“Town Infrastructure”); and

WHEREAS, in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills that will be used for the planning, design, construction and maintenance of the Town Infrastructure (the “Town Capital and Maintenance Mill Levy”), and the District has conducted an election under TABOR to enable it to impose the Town Capital and Maintenance Mill Levy and to issue debt repayable from the Town Capital and Maintenance Mill Levy; and

WHEREAS, the Parties further acknowledge that the District will have certain ongoing administrative obligations, and in accordance with the provisions of the Service Plan, the District has agreed to levy a property tax of 5 mills (the “Operation and Maintenance Mill Levy”) for such purposes; and

WHEREAS, the Town has approved the final plat for Filing No. 1 and Filing No. 2 of the Property; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“Agreement”) to address the utilization of the various mill levies as well as certain other matters related to the organization, powers and authorities of the District.

WHEREAS, any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Infrastructure Capital Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design and construction of the Regional Infrastructure.

The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit A to this Agreement.

2. Town Capital and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills that shall be used for the planning, design, construction and/or maintenance of the Town Infrastructure. The utilization of the Infrastructure Capital Mill Levy is set forth on Exhibit B to this Agreement.

3. Operation and Maintenance Mill Levy. The District agrees to impose a property tax of 5 mills, 5 mills of which shall be used for the ongoing administrative expenses of the District, and 0 of which shall be used for the maintenance of certain of the Regional Infrastructure, as set forth on Exhibit C to this Agreement.

4. General Provisions Applicable to the Mill Levies. The Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy shall be imposed by the District the first year the District certifies a Maximum Debt Mill Levy and shall be subject to the Mill Levy Adjustment. The Operation and Maintenance Mill Levy shall be imposed by the District at the District's discretion. The District acknowledges and agrees that requirement to levy the Infrastructure Capital Mill Levy, the Town Capital and Maintenance Mill Levy and the Operation and Maintenance Mill Levy (together, the "Mill Levies") is a material consideration in, and a condition of, the Town's approval of the District's Service Plan, and that the Town has relied thereon in approving the District's Service Plan. The District specifically agrees that the requirement that the District impose the Mill Levies and to utilize the funds as set forth in this Agreement shall be enforceable by the Town by all remedies available at law or in equity, including without limitation affirmative injunctive relief. The District represents and warrants that it has obtained all voter authorizations to enable it to impose the Mill Levies, and to pledge the revenues from the Infrastructure Capital Mill Levy and the Town Capital and Maintenance Mill Levy to the repayment of debt issued by either the District or the Town, if and as applicable.

The District shall remit any revenues from the Mill Levies that are due to the Town no later than March 15 and June 30 each year, and the Town shall deposit and maintain such revenues in a separate fund earmarked specifically for use only as set forth in this Agreement (the "Meadowlark Metropolitan District Fund"). Any revenues from the Mill Levies the District receives after June 30 shall be remitted to the Town within 30 days of their receipt. The monies in the Meadowlark Metropolitan District Fund may be applied to any design, planning, engineering, surveying, construction management, labor, materials, operations and administrative costs related to construction of the Regional Infrastructure and the Town Infrastructure as further detailed in this Agreement. On a quarterly basis, the Town shall provide to the District an accounting of revenues received from the District attributable to the Mill Levies, along with an itemization of expenditures made in major categories.

5. Operation and Maintenance of the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plat, other rules and regulations of the Town, and applicable provisions of the Town Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, or any other improvements,

public or private, unless specifically provided for in this Agreement or separate agreement with the Town. The District shall not own fee title to any real property.

6. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless specifically provided for in this Agreement or separate agreement with the Town. This provision shall limit the District's authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system.

7. Television Relay and Translation; Mosquito Control and Other Limitations. Unless specifically provided for in this Agreement or separate agreement with the Town, the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, maintain or provide: (a) any television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project; (b) any mosquito control facilities and services; (c) any solid waste disposal, collection and transportation facilities and services; and (d) any security, covenant enforcement and design review services.

8. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed bonds or other obligations, the payment of which the District has promised to impose an *ad valorem* property tax mill levy ("Debt"), the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Inclusion and Exclusion. The District shall not include within its boundaries any property outside the Service Area (as defined in the Service Plan) without the prior written consent of the Town Council. The District shall not exclude any property from the District if

such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

11. Total Debt Issuance. The District shall not issue Debt in excess of the combined maximum of \$26,818,750 in total aggregate principal amount, provided that such limitation shall not be applicable to refunding Bonds issued by the District to refund outstanding Debt.

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except as may be specifically provided for herein. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

13. Consolidation; Dissolution. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town. The District agrees that it shall take all action necessary to dissolve the District in accordance with the provisions of the Service Plan and applicable state statutes.

14. Service Plan Amendment Requirement. Any action of any of the District which violates the limitations set forth in Sections V.A.1-13 or VI.B-H of the Service Plan, or which constitutes a material modification under Parker Municipal Code section 10.11.060, shall be deemed to be a material modification to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District. The Town may also seek damages for breach of this Agreement arising from violations by any of the District of any provision of the Service Plan.

15. Applicable Laws. The District acknowledges that the property within its boundaries shall be subject to all ordinances, rules and regulations of the Town, including without limitation, ordinances, rules and regulations relating to zoning, subdividing, building and land use, and to all related Town land use policies, master plans and related plans.

16. Annual Report. The District shall submit an annual report ("Annual Report") to the Town no later than September 1st of each year following the year in which the Order and Decree creating the District have been issued by the District Court for and in Douglas County, Colorado, pursuant to Parker Municipal Code section 10.11.040 and containing the information set forth in Section VII of the Service Plan.

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law, including the Annual Report, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:	Meadowlark Metropolitan District
	c/o McGeady Becher P.C.
	450 E. 17 th Avenue, Suite 400

Denver, Colorado 80203
Attn: Paula Williams
Phone: 303-592-4380
Fax: 303-592-4385

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Jim Maloney Town Attorney
 cc: Mary Lou Brown, Finance Director

 Phone: (303) 841-0353
 Fax: (303) 840-9792

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.

B. Nonassignability. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto.

C. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.

D. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phase, or other provision shall not affect any of the remaining provisions of this Agreement.

E. Execution of Documents. This Agreement may be executed counterparts, any of which shall be regarded for all purposes as one original. Each Party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.

F. Waiver. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

G. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

H. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in the District Court in and for Douglas County.

I. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

J. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

K. No Third Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

L. Entirety. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the parties hereto relating to the subject matter hereof and this Agreement, together with the Service Plan provisions that serve to supplement or complement this Agreement, constitutes the entire agreement between the Parties concerning the subject matter hereof. Further, this Agreement amends in its entirety, restates and supersedes that certain Intergovernmental Agreement between the Town and the District dated as of June 12, 2019 (the "Original IGA").

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

TOWN OF PARKER, COLORADO

Michael Waid, Mayor

ATTEST

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jim Maloney, Town Attorney

**MEADOWLARK METROPOLITAN
DISTRICT**, a quasi municipal corporation and
political subdivision of the State of Colorado

By: _____
Glenn Nier, President
Meadowlark Metropolitan District

ATTEST:

Gary Fantasky, Assistant Secretary

EXHIBIT A

Utilization of Infrastructure Capital Mill Levy

- (a) design and construction (or payment therefor) of one half of Crowfoot Valley Road adjacent to the Property as a four-lane arterial section as set forth in the Development Agreement (the “Crowfoot Valley Road Improvements”);
- (b) payment to the Town of one hundred percent (100%) of the costs to design and construct the required traffic signal at the intersection of Crowfoot Valley Road and Henslow Parkway (the “Traffic Signal Payment”); and
- (c) payment to the Town of an amount not to exceed \$1,786,000 (the “Lemon Gulch Payment”), for the costs to construct all improvements to Lemon Gulch through the Property (the “Regional Infrastructure”)

EXHIBIT B

Utilization of Town Capital and Maintenance Mill Levy

Design, construction and maintenance of Town owned facilities and infrastructure within the Service area, which may include utilization as pledged revenue on any obligations issued for such purposes.

EXHIBIT C

Utilization of Operation and Maintenance Mill Levy

The District's Operation and Maintenance Mill Levy shall be utilized to fund its administrative expenses. It is not contemplated that the District will maintain any of the Regional Infrastructure.